

CREAMERY BUILDING

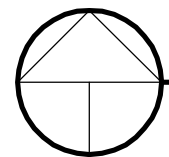
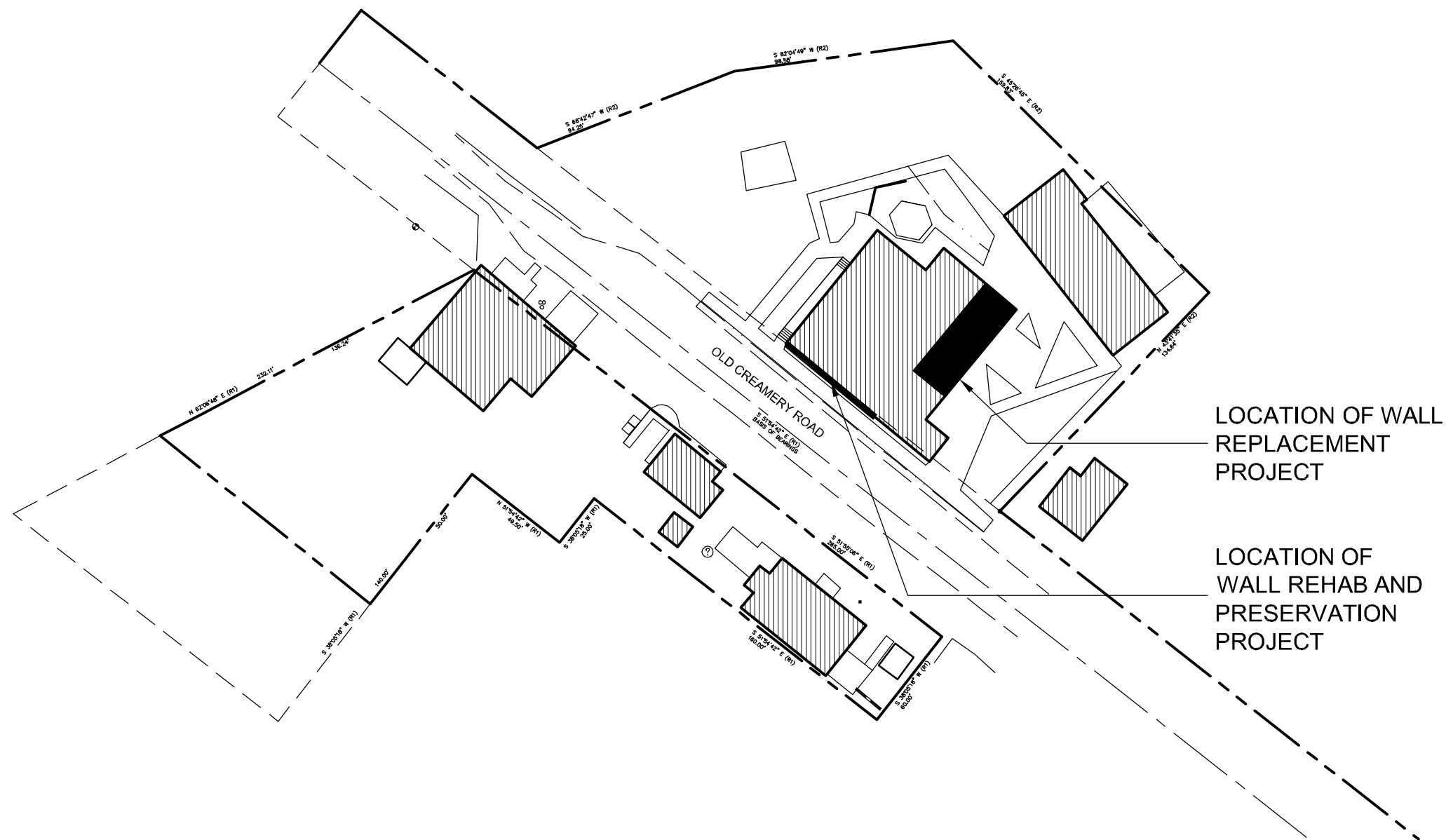
STRUCTURALLY DAMAGED WALL REPLACEMENT PROJECT

HARMONY, CALIFORNIA



GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
 - 2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 - 2010 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
 - (2009) INTERNATIONAL BUILDING CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
 - (2008 NATIONAL ELECTRICAL CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
 - (2009 UNIFORM MECHANICAL CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
 - (2009 UNIFORM PLUMBING CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA FIRE CODE, PART 9, TITLE 23 C.C.R.
 - (2009 INTERNATIONAL FIRE CODE AND 2010 CALIFORNIA AMENDMENTS)
 - 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 C.C.R.
 - 2010 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 - TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
 - COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
 - COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
 - COUNTY FIRE CODE ORDINANCE - TITLE 16
 - COUNTY LAND USE ORDINANCE - TITLE 22
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSION, GRADE, CONFIGURATION, AND OTHER ASPECTS OF COMPATIBILITY WITH THE WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS. ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE WORK SHALL NOT PROCEED IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.
- PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY DEPARTMENT OF PUBLIC WORKS. A SEPARATE PERMIT SHALL BE OBTAINED FROM THE CITY DEPARTMENT OF PUBLIC WORKS FOR REPAIRS OR NEW CONSTRUCTION AT THE PUBLIC CURB, GUTTER AND SIDEWALK.
- ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARD SPECIFICATIONS. THE CURRENT ADOPTED STANDARDS ARE DATED JANUARY 2010



SITE AREA PLAN

1" = 60'

SHEET INDEX

WALL REPLACEMENT PROJECT

- | | |
|------|------------------------------------|
| T.1 | TITLE SHEET, PROJECT DATA |
| A0.1 | ACCESSIBILITY DETAILS |
| A1.1 | SITE PLAN |
| A1.2 | ENLARGED SITE PLANS & DETAILS |
| A2.1 | DEMOLITION FLOOR PLAN & ELEVATIONS |
| A2.2 | NEW FLOOR PLAN & ELEVATIONS |
| S1.1 | STRUCTURAL PLANS & DETAILS |

WALL REHAB & PRESERVATION PROJECT

- | | |
|-------|---|
| T-1.0 | TITLE SHEET |
| S-1.0 | GENERAL STRUCTURAL NOTES |
| S-1.1 | GENERAL STRUCTURAL NOTES / SPECIAL INSPECTION |
| S-2.0 | EXISTING CREAMERY BUILDING & FLOOR PLANS |
| S-3.0 | ELEVATION & SECTIONS |
| S-4.0 | FOUNDATION & FRAMING PLANS |
| S-5.0 | STRUCTURAL DETAILS |

PROJECT DIRECTORY

OWNER / DEVELOPER:

HISTORIC HARMONY LLC
315 WEST 9th STREET
LOS ANGELES, CA 90015

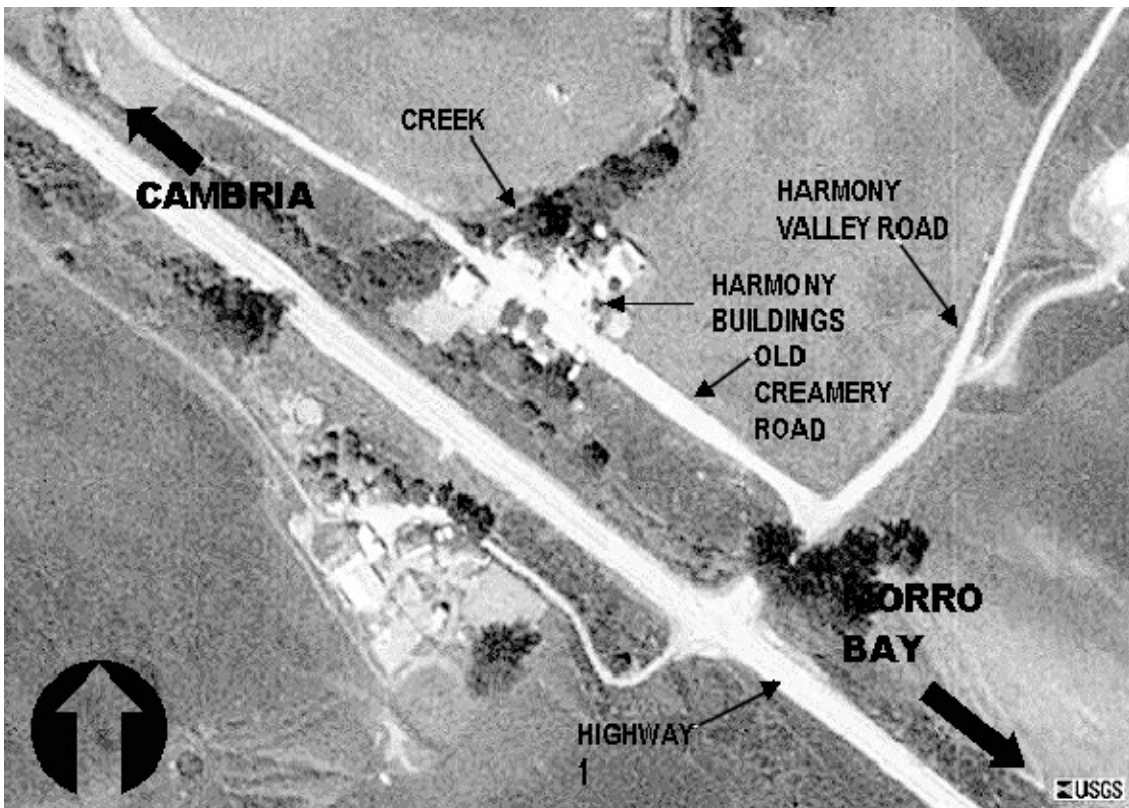
ARCHITECTS / PLANNERS:

FRASER SEIPLE ARCHITECTS
971 OSOS STREET
SAN LUIS OBISPO, CA 93401
805 544-6161

PROJECT DATA

- | | |
|---------------------------|---|
| ASSESSOR'S PARCEL NUMBER: | 013-201-005 |
| CASE NUMBER: | PMT2012-00437 |
| SITE ADDRESS: | 2177 Old Creamery Road, Harmony, Ca. |
| LEGAL DESCRIPTION: | Portion of Lot D of Rancho Santa Rosa, County of San Luis Obispo, State of California, per Parkers Map of Subdivisions, recorded in Book A, Page 42 of Patents. |
| SCOPE OF WORK: | Rehabilitation and Preservation of front wall along Old Creamery Road, Replacement of structurally damaged wall along north-east side of Creamery Building, site improvements including new van-accessible parking, P.O.T. improvements and new exterior ramp / stairs along P.O.T. No additional area is being added to the Creamery Building. |

VICINITY



PROJECT

CREAMERY BUILDING

WALL REPLACEMENT

HARMONY, CALIFORNIA

CLIENT JOB #

ARCHITECT JOB #

0411



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PROJECT MANAGER

BDF

DRAWN BY

JCP

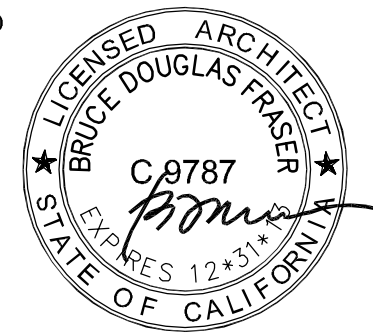
DATES

06/01/2007

08/12/2012 - 1st Submittal

10/24/2012 - 2nd Submittal

SIGNED



The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the architect for resolution prior to commencing work.

SHEET TITLE

TITLE SHEET
PROJECT DATA

SHEET #

T.1

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GENERAL SIGNAGE REQUIREMENTS

- THE FOLLOWING REQUIREMENTS ARE PER THE 2010 CBC SECTION 1117B.5.1.
- GENERAL. WHEN NEW OR ADDITIONAL SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED, OR WHEN EXISTING SIGNS AND/OR IDENTIFICATION DEVICES ARE REPLACED OR ALTERED, THE NEW OR ALTERED SIGNS AND/OR IDENTIFICATION DEVICES SHALL COMPLY WITH SECTION 1117B.5. THE ADDITION OF OR REPLACEMENT OF SIGNS AND/OR IDENTIFICATION DEVICES SHALL NOT TRIGGER ANY ADDITIONAL PATH OF TRAVEL REQUIREMENTS.

- IDENTIFICATION SIGNS**
WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1117B.5.2, 1117B.5.3, 1117B.5.6 AND 1117B.5.7. FOR OTHER MEANS OF EGRESS SIGNS AND IDENTIFICATION PROVISIONS ADOPTED BY SFM AND DSA-AC SEE CHAPTER 10, SECTIONS 1011.3 FOR TACTILE EXIT SIGNS, 1022.8 FOR FLOOR IDENTIFICATION SIGNS, 1008.1.9.7 FOR DELAYED EGRESS LOCKS, 1007.9, 1007.10 AND 1007.11 FOR ACCESSIBLE MEANS OF EGRESS, AND 1007.4 FOR ELEVATORS. SEE ALSO SECTION 1118B FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO ELEVATORS AND SECTION 1115B.6 FOR SANITARY FACILITIES.

- DIRECTIONAL AND INFORMATIONAL SIGNS**
WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND FUNCTIONAL SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1117B.5.2, 1117B.5.3 AND 1117B.5.4.

- ACCESSIBILITY SIGNS**
WHEN SIGNS IDENTIFY, DIRECT TO OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH SECTIONS 1117B.5.2 AND 1117B.5.8.

- PLAN REVIEW AND INSPECTION**. SIGNS AND IDENTIFICATION AS SPECIFIED IN SECTION 1117B.5.1, WHEN INCLUDED IN THE CONSTRUCTION OF NEW BUILDINGS OR FACILITIES, OR WHEN INCLUDED, ALTERED OR REPLACED DUE TO ADDITIONS, ALTERATIONS OR RENOVATIONS TO EXISTING BUILDINGS OR FACILITIES, AND WHEN A PERMIT IS REQUIRED, SHALL COMPLY WITH THE FOLLOWING PLAN REVIEW AND INSPECTION REQUIREMENTS:

- PLAN REVIEW. PLANS, SPECIFICATIONS OR OTHER INFORMATION INDICATING COMPLIANCE WITH THESE REGULATIONS SHALL BE SUBMITTED TO THE ENFORCING AGENCY FOR REVIEW AND APPROVAL.

- INSPECTION. SIGNS AND IDENTIFICATION SHALL BE FIELD INSPECTED AFTER INSTALLATION AND APPROVED BY THE ENFORCING AGENCY PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY PER APPENDIX CHAPTER 1, SECTION 110.2, OR FINAL APPROVAL WHERE NO CERTIFICATE OF OCCUPANCY IS ISSUED. THE INSPECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, VERIFICATION THAT BRAILLE DOTS AND CELLS ARE PROPERLY SPACED AND THE SIZE, PROPORTION AND TYPE OF RAISED CHARACTERS ARE IN COMPLIANCE WITH THESE REGULATIONS.

- FINISH AND CONTRAST**
CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH, CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

- PROPORTIONS**
CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS THAT HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3/5 (60 PERCENT) AND 1:1 (100 PERCENT) MEASURED BY THE WIDTH OF THE UPPERCASE LETTER "O" AND HEIGHT OF THE UPPERCASE LETTER "I", AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 (20 PERCENT) AND 1:10 (10 PERCENT) MEASURED BY THE WIDTH AND HEIGHT OF THE UPPERCASE LETTER "I".

- CHARACTER HEIGHT**
CHARACTERS ON SIGNS REQUIRED TO BE ACCESSIBLE BY SECTION 1117B.5.1, ITEMS 2 AND 3 SHALL BE SIZED ACCORDING TO THE FOLLOWING TABLE. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE LETTER "I". LOWERCASE CHARACTERS ARE PERMITTED. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN.

VISUAL CHARACTER HEIGHT

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 72 INCHES	5/8 INCH
	72 INCHES AND GREATER	5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 72 INCHES
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 180 INCHES	2 INCHES
	180 INCHES AND GREATER	2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 180 INCHES
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES
	21 FEET AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

- RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS**
WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTOGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

- CHARACTER TYPE**
CHARACTERS ON SIGNS SHALL BE RAISED 1/32 INCH MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CONTRACTED (GRADE 2) BRAILLE COMPLYING WITH SECTION 1117B.5.6.

- CHARACTER SIZE**
RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8 INCH AND A MAXIMUM OF 2 INCHES HIGH.

- PICTORIAL SYMBOL SIGNS (PICTOGRAMS)**
PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT.

- CHARACTER PLACEMENT**
CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT. BRAILLE SHALL BE PLACED A MINIMUM OF 3/8 INCH AND A MAXIMUM OF 1/4 INCH DIRECTLY BELOW THE TACTILE CHARACTERS; FLUSH LEFT OR CENTERED. WHEN TACTILE TEXT IS MULTILINE, ALL BRAILLE SHALL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT.

- BRAILLE**
CONTRACTED (GRADE 2) BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH ON CENTER IN EACH CELL WITH 2/10-INCH SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.

- MOUNTING LOCATION AND HEIGHT**
WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

- WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.

- MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

- SEE ALSO SECTION 1115B.6 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.

SYMBOLS OF ACCESSIBILITY

- INTERNATIONAL SYMBOL OF ACCESSIBILITY**
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS AND AS SPECIFICALLY REQUIRED IN THIS SECTION. SEE FIGURE 111B-6.

- EXCEPTION: SIGNS NEED NOT BE PROVIDED FOR FACILITIES WITHIN AN ADAPTABLE DWELLING UNIT, OR WITHIN AN ACCESSIBLE PATIENT OR GUEST ROOM.

- COLOR OF SYMBOL**
THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

- EXCEPTION: THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS TO COMPLEMENT DECOR OR UNIQUE DESIGN. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK OR DARK ON LIGHT.

- ENTRANCE SIGNS**
ENTRANCES TO BUILDINGS AND FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS. IN EXISTING BUILDINGS AND FACILITIES, ENTRANCES WHICH ARE NOT ACCESSIBLE SHALL HAVE DIRECTIONAL SIGNAGE COMPLYING WITH SECTION 1117B.5.1, ITEMS 2 AND 3, WHICH INDICATES THE LOCATION OF AND ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.

EXCEPTIONS:

- AN INTERNATIONAL SYMBOL OF ACCESSIBILITY IS NOT REQUIRED AT ENTRANCES TO INDIVIDUAL ROOMS, SUITES, OFFICES, SALES OR RENTAL ESTABLISHMENTS, OR OTHER SUCH SPACES WHEN ALL ENTRANCES TO THE BUILDING, OR FACILITY ARE ACCESSIBLE AND PERSONS ENTERING THE BUILDING OR FACILITY HAVE PASSED THROUGH ONE OR MORE ENTRANCES WITH SIGNAGE COMPLYING WITH THIS SECTION.

- AN INTERNATIONAL SYMBOL OF ACCESSIBILITY IS NOT REQUIRED AT ENTRANCES TO MACHINERY SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR, OR OCCASIONAL MONITORING OF EQUIPMENT; FOR EXAMPLE, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS; PIPING OR EQUIPMENT CATWALKS; ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS; AND HIGHWAY AND TUNNEL UTILITY FACILITIES.

EXIT SIGNAGE

- EXIT SIGNAGE SHALL COMPLY WITH THE PROVISIONS OF THE 2010 CALIFORNIA BUILDING CODE SECTION 1011.

- WHERE REQUIRED**
EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXITS OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXITS SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXITS ACCESS CORRIDOR OR EXITS PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXITS SIGN.

EXCEPTIONS

- EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXITS OR EXITS ACCESS.

- MAIN EXTERIOR EXITS DOORS OR GATES THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIABLE AS EXITS NEED NOT HAVE EXITS SIGNS WHERE APPROVED BY THE BUILDING OFFICIAL.

- ILLUMINATION**
EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

- EXCEPTION: TACTILE SIGNS REQUIRED BY SECTION 1011.3 NEED NOT BE PROVIDED WITH ILLUMINATION.

- TACTILE EXITS SIGNS**
FOR THE PURPOSES OF SECTION 1011.3, THE TERM "TACTILE EXITS SIGNS" SHALL MEAN THOSE REQUIRED SIGNS THAT COMPLY WITH SECTION 1117B.5.1 ITEM 1. TACTILE EXITS SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

- EACH GRADE-LEVEL EXTERIOR EXITS DOOR SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE WORD, "EXIT." EACH EXITS DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXITS BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

1. "EXIT STAIR DOWN"
2. "EXIT RAMP DOWN"
3. "EXIT STAIR UP"
4. "EXIT RAMP UP"

- EACH EXITS DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXITS BY MEANS OF AN EXITS ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR AN EXITS PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE WORDS, "EXIT ROUTE"

- EACH EXITS ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXITS SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE WORDS, "EXIT ROUTE"

- EACH EXITS DOOR THROUGH A HORIZONTAL EXITS SHALL BE IDENTIFIED BY A TACTILE EXITS SIGN WITH THE WORDS, "TO EXIT."

- INTERNALLY ILLUMINATED EXITS SIGNS**
ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXITS SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

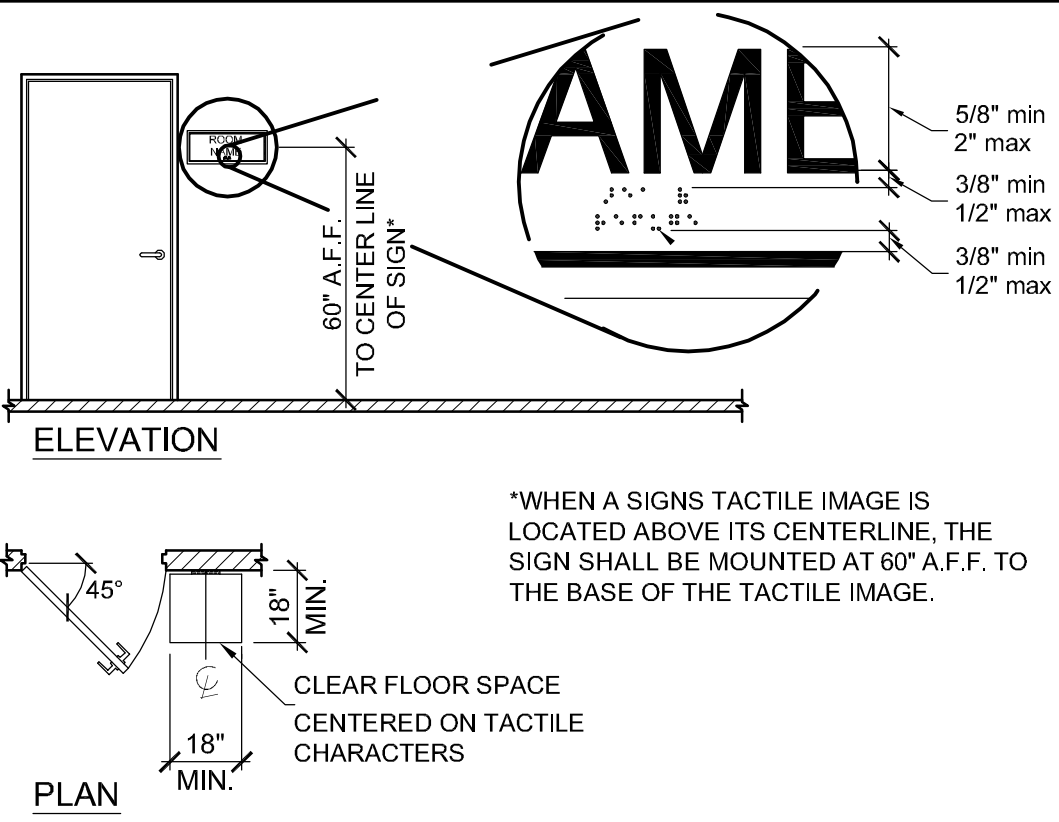
- EXTERNALLY ILLUMINATED EXITS SIGNS**
EXTERNALLY ILLUMINATED EXITS SIGNS SHALL COMPLY WITH SECTIONS 1011.5.1 THROUGH 1011.5.3.

- GRAPHICS**
EVERY EXITS SIGN AND DIRECTIONAL EXITS SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 1/4 INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES WIDE, EXCEPT THE LETTER "I", AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 3/8 INCH. SIGN LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXITS SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXITS SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED.

- EXIT SIGN ILLUMINATION**
THE FACE OF AN EXITS SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDELES (54 LUX).

- POWER SOURCE**
EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.

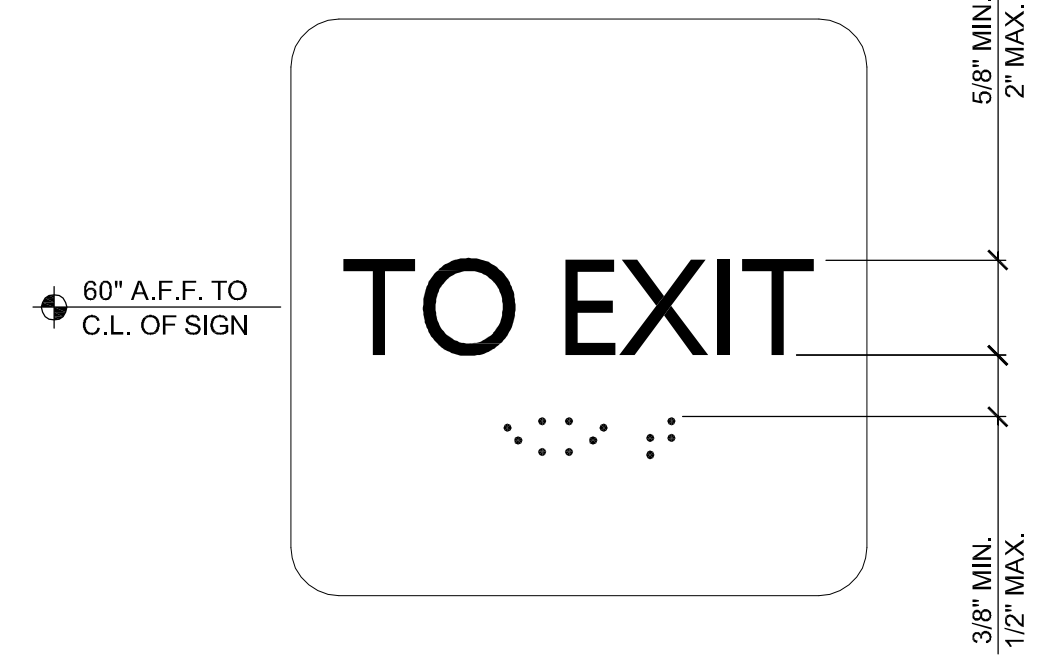
- EXCEPTION: APPROVED EXITS SIGN ILLUMINATION MEANS THAT PROVIDE CONTINUOUS ILLUMINATION INDEPENDENT OF EXTERNAL POWER SOURCES FOR A DURATION OF NOT LESS THAN 90 MINUTES, IN CASE OF PRIMARY POWER LOSS, ARE NOT REQUIRED TO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM.



MOUNTING LOCATION

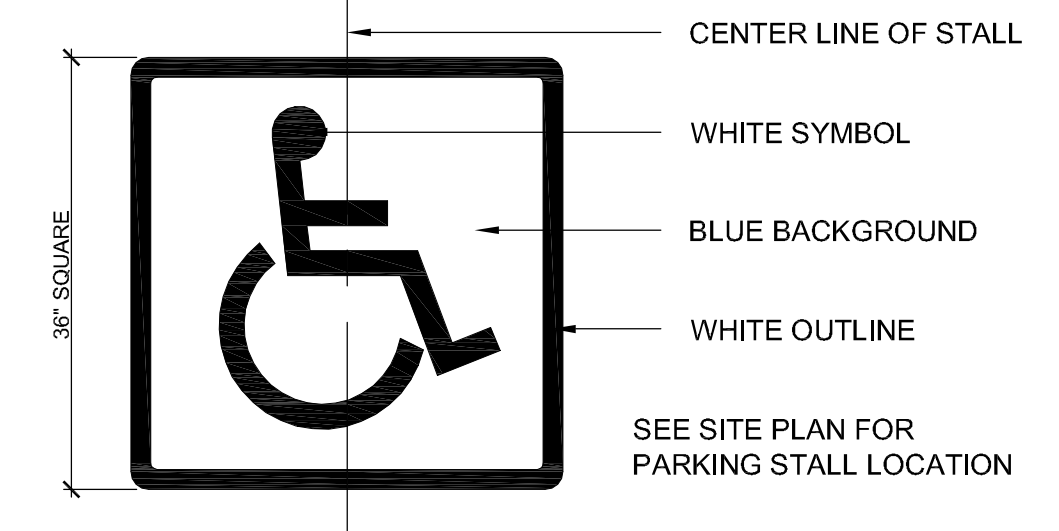
(PERMANENT IDENTIFICATION & EXITING SIGNS)

31 1/4"= 1'-0"



SIGN B.01 (6" x 6")

6"= 1'-0"

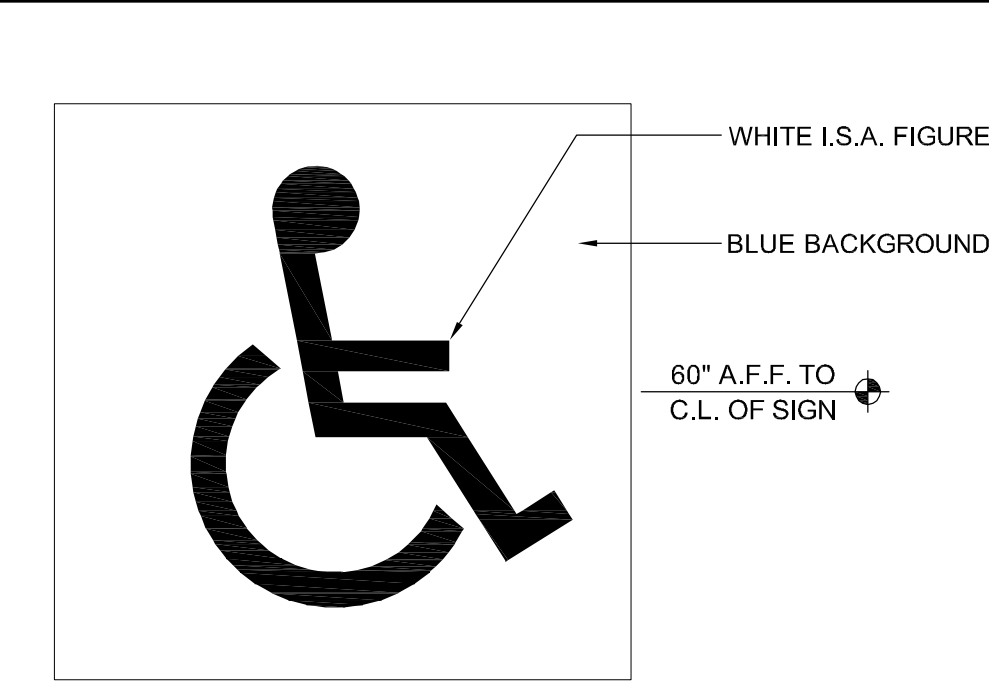


NOTE: PROVIDE A 36" x 36" BLUE BACKGROUND WITH A WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PARKING SPACE SURFACE VISIBLE TO TRAFFIC ENFORCEMENT OFFICERS WHEN VEHICLES ARE PROPERLY PARKED IN THE SPACE. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE WITH THE SYMBOL OUTLINE IN WHITE OR OTHER SUITABLE CONTRASTING COLOR.

ACCESSIBLE PARKING

STALL SYMBOL

3/4"= 1'-0"



NOTE: THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLE PERSONS.

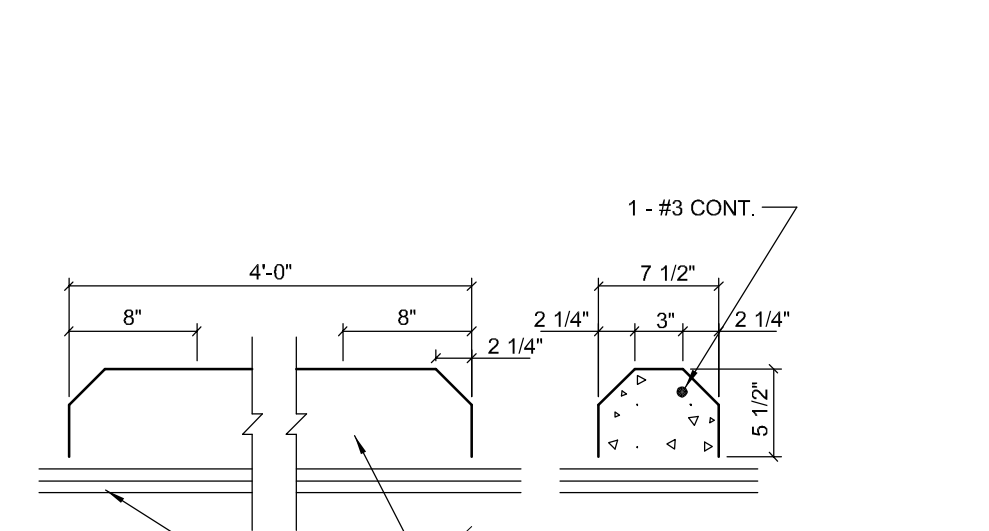
SIGN A.01 (6" x 6")

6"= 1'-0"



SIGN A.02 (6" x 9")

6"= 1'-0"

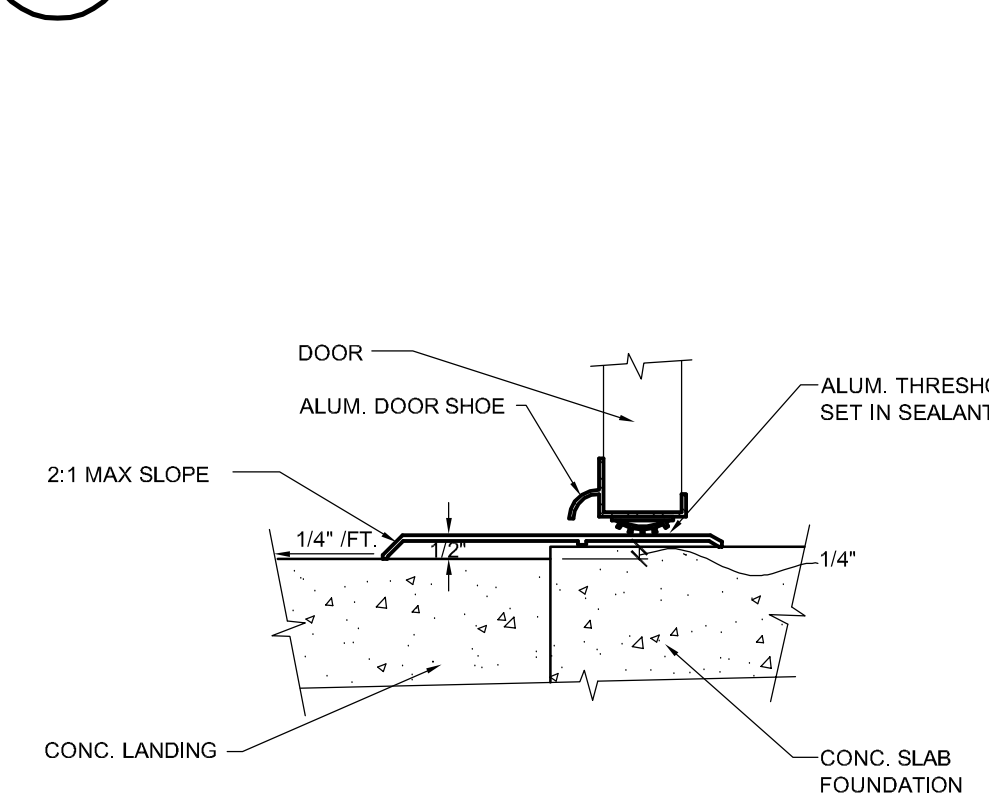


NOTE: PROVIDE A 36" x 36" BLUE BACKGROUND WITH A WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PARKING SPACE SURFACE VISIBLE TO TRAFFIC ENFORCEMENT OFFICERS WHEN VEHICLES ARE PROPERLY PARKED IN THE SPACE. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE WITH THE SYMBOL OUTLINE IN WHITE OR OTHER SUITABLE CONTRASTING COLOR.

WHEEL STOP

SIGN A.03 (UNAUTHORIZED VEHICLE SIGNS)

1"= 1'-0"

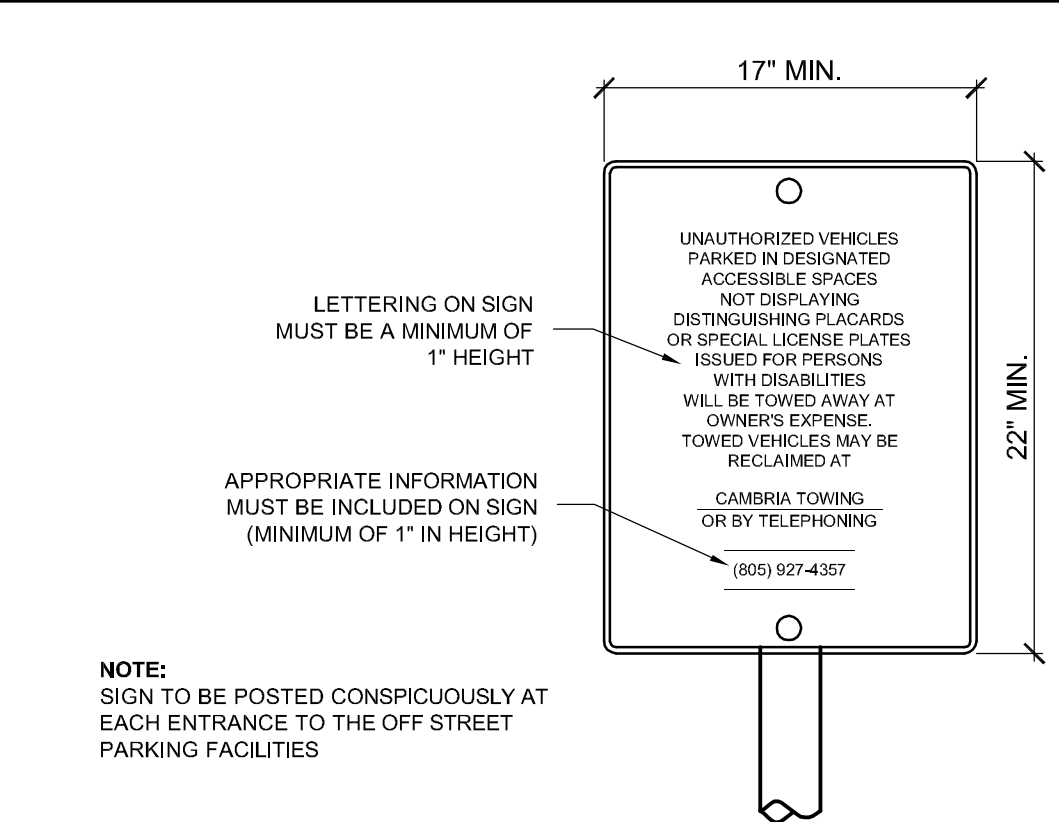


- AN INTERNATIONAL SYMBOL OF ACCESSIBILITY IS NOT REQUIRED AT ENTRANCES TO INDIVIDUAL ROOMS, SUITES, OFFICES, SALES OR RENTAL ESTABLISHMENTS, OR OTHER SUCH SPACES WHEN ALL ENTRANCES TO THE BUILDING, OR FACILITY ARE ACCESSIBLE AND PERSONS ENTERING THE BUILDING OR FACILITY HAVE PASSED THROUGH ONE OR MORE ENTRANCES WITH SIGNAGE COMPLYING WITH THIS SECTION.

- AN INTERNATIONAL SYMBOL OF ACCESSIBILITY IS NOT REQUIRED AT ENTRANCES TO MACHINERY SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR, OR OCCASIONAL MONITORING OF EQUIPMENT; FOR EXAMPLE, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS; PIPING OR EQUIPMENT CATWALKS; ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS; AND HIGHWAY AND TUNNEL UTILITY FACILITIES.

ACCESSIBLE THRESHOLD

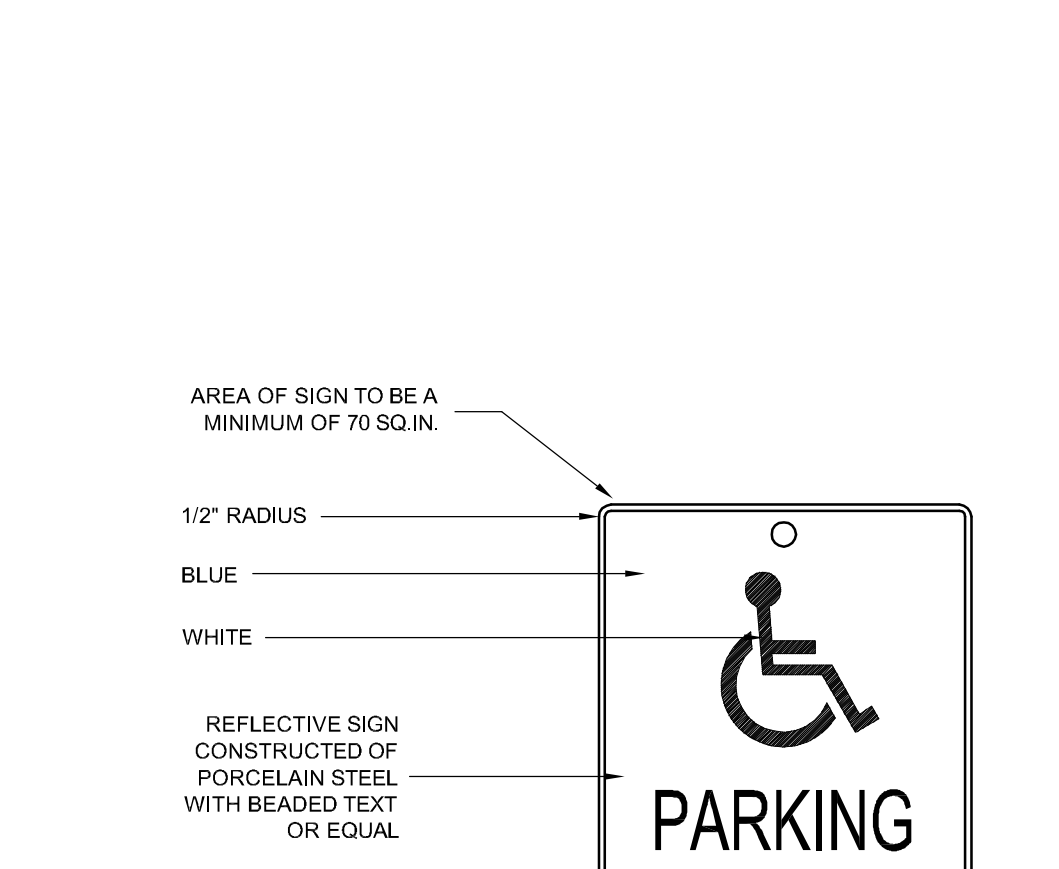
3"= 1'-0"



NOTE: THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLE PERSONS.

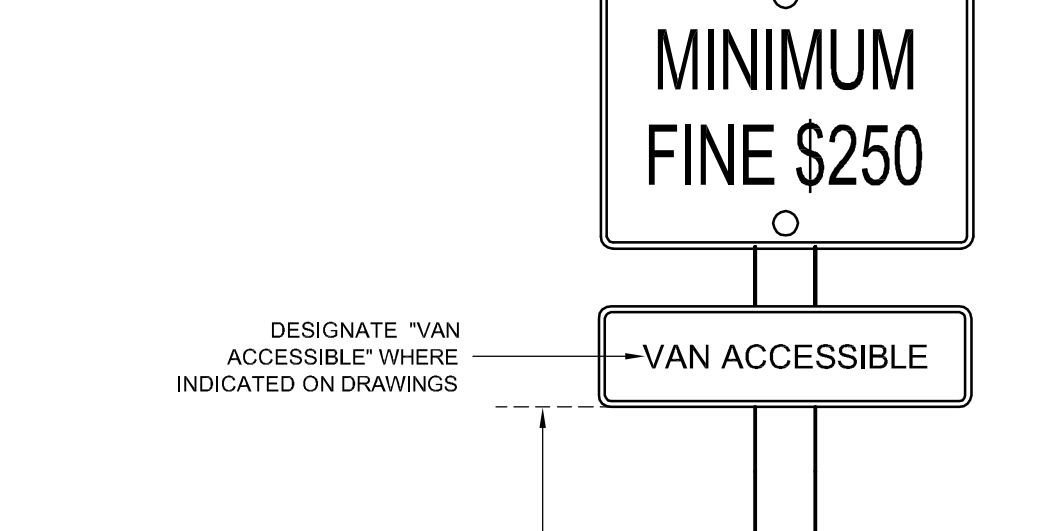
SIGN A.03 (UNAUTHORIZED VEHICLE SIGNS)

1 1/2"= 1'-0"



SIGN A.04 (PARKING SIGNAGE)

1 1/2"= 1'-0"

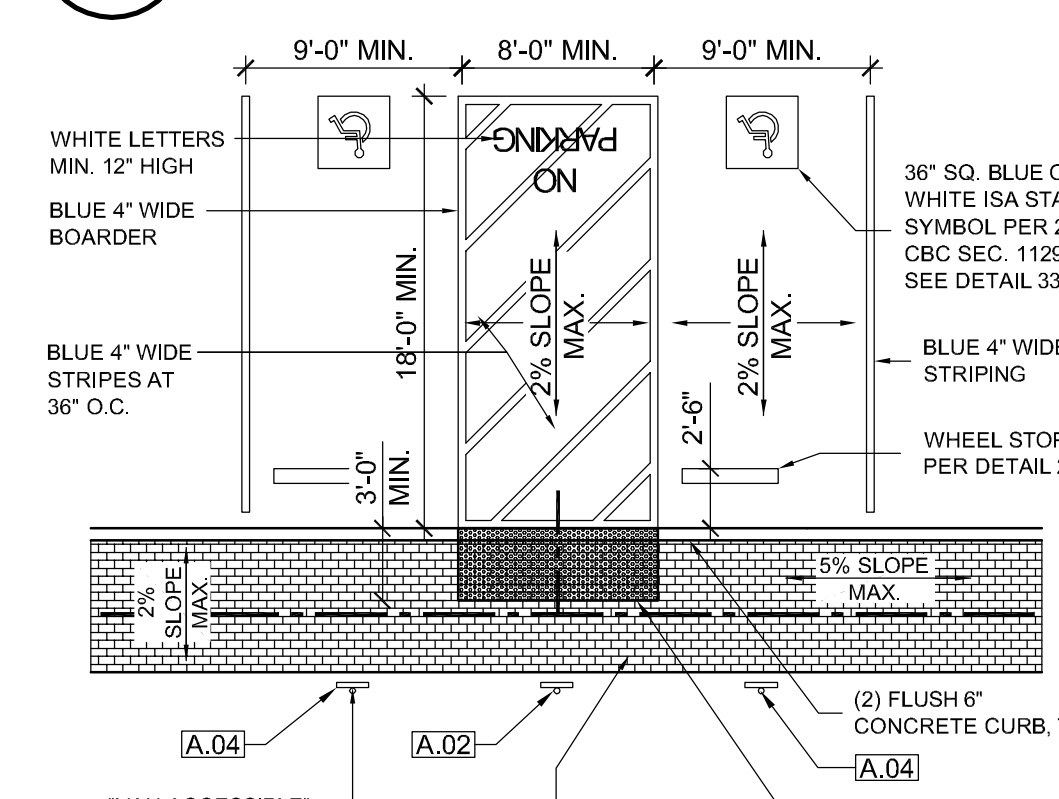


NOTE: PROVIDE A 36" x 36" BLUE BACKGROUND WITH A WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PARKING SPACE SURFACE VISIBLE TO TRAFFIC ENFORCEMENT OFFICERS WHEN VEHICLES ARE PROPERLY PARKED IN THE SPACE. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE WITH THE SYMBOL OUTLINE IN WHITE OR OTHER SUITABLE CONTRASTING COLOR.

WHEEL STOP

SIGN A.04 (PARKING SIGNAGE)

1 1/2"= 1'-0"

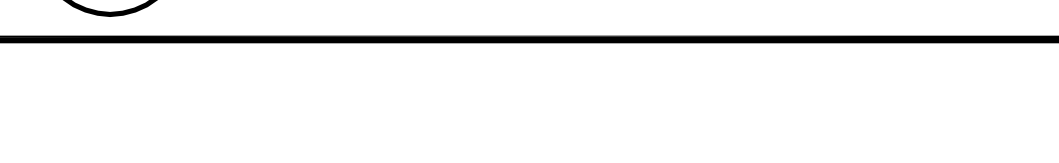


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VAN ACCESSIBLE PRKG

1/8"= 1'-0"



PROJECT

CREAMERY BUILDING

WALL REPLACEMENT

HARMONY, CALIFORNIA

CLIENT JOB #

ARCHITECT JOB #

0411



971 OSOS STREET
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CALIFORNIA 93401

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www.fraserseiplearchitects.com

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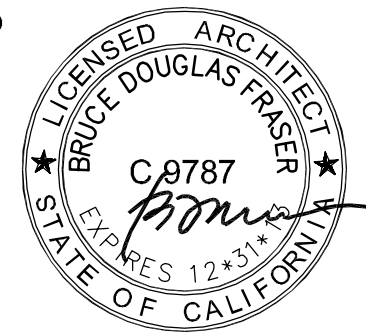
DRAWN BY JCP

DATES 06/01/2007

08/12/2012 - 1st Submittal

10/24/2012 - 2nd Submittal

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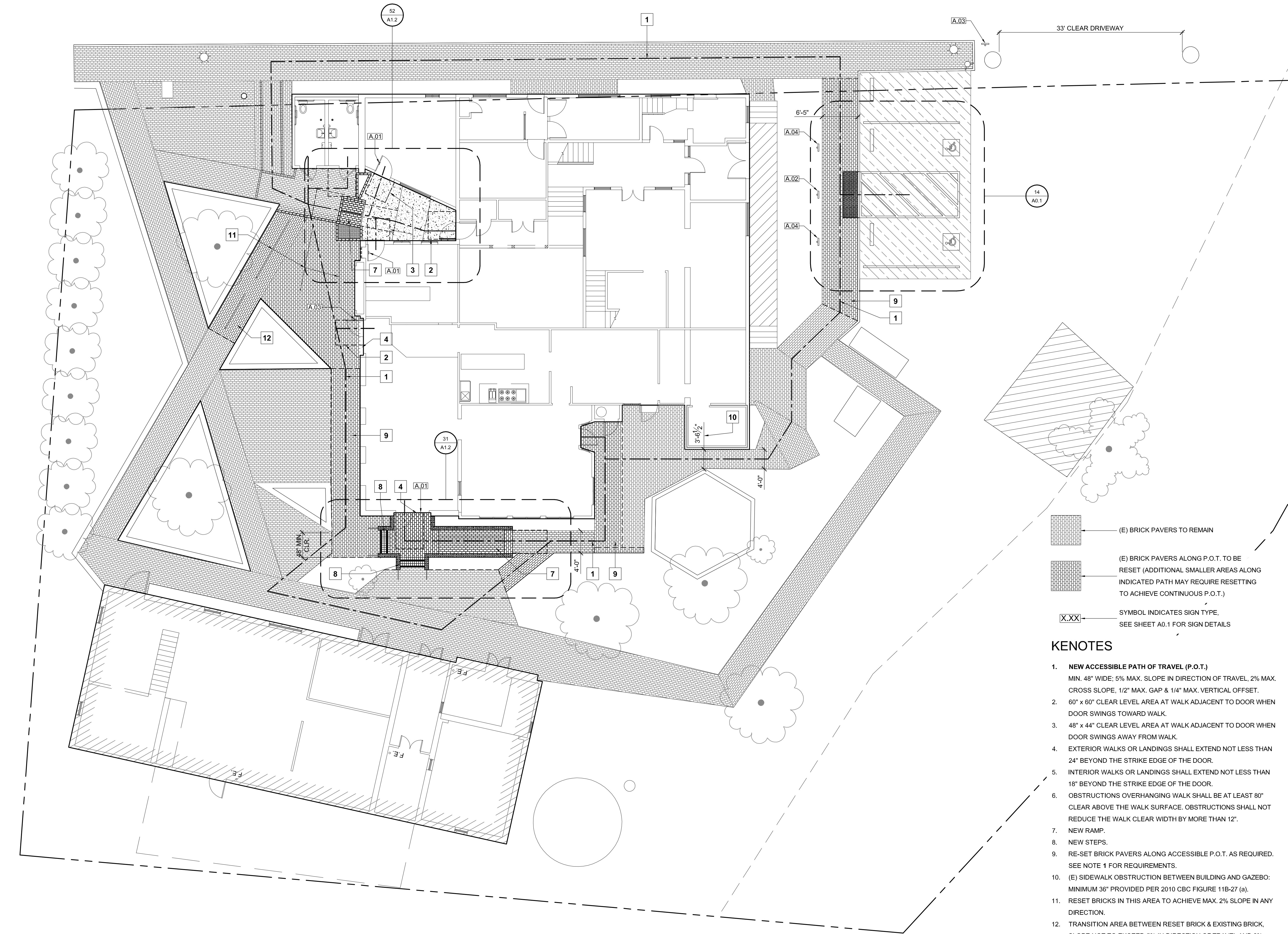
SHEET TITLE

ACCESSIBILITY DETAILS

SHEET #

A0.1

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PROJECT

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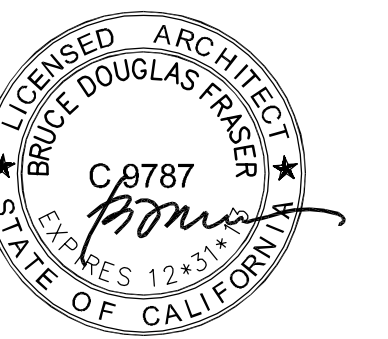
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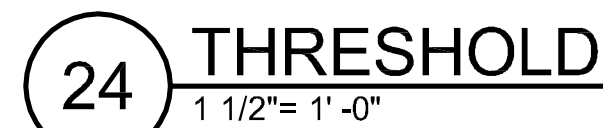
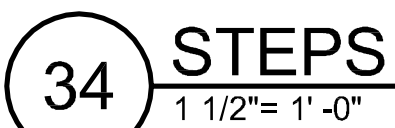
SITE PLAN

SHEET #

A1.1

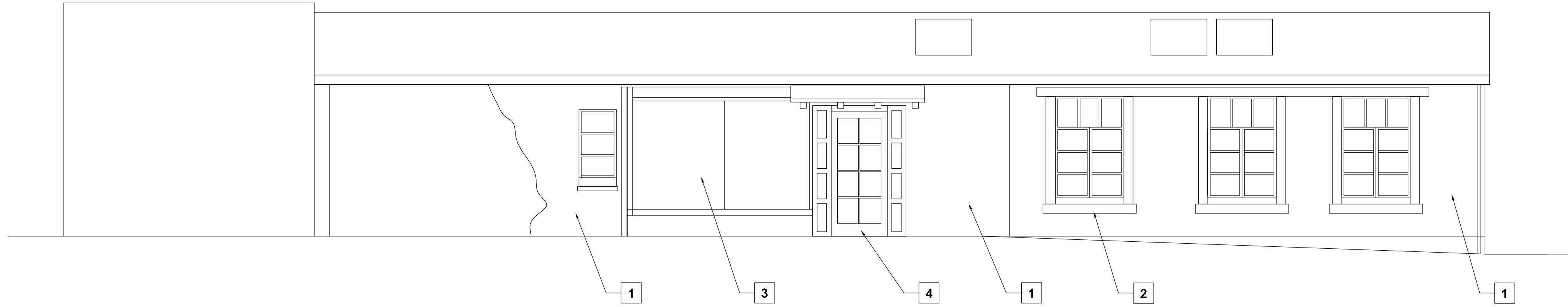
SITE PLAN

SCALE : 1/8" = 1'- 0"



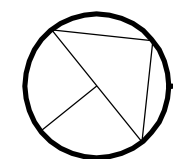
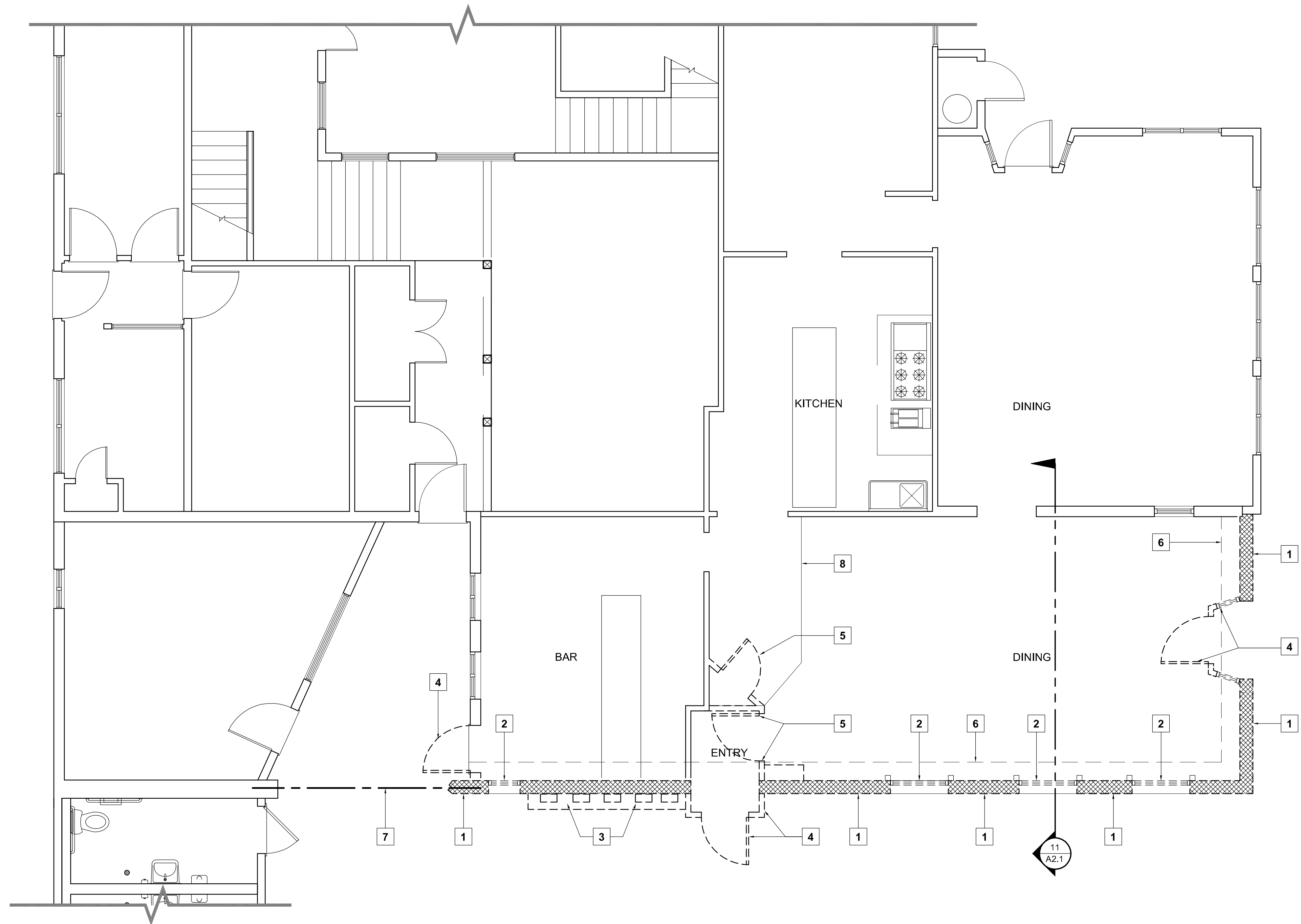
A1.2

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EXISTING SOUTH ELEVATION

1/4" = 1' - 0"



EXISTING FLOOR PLAN / DEMO PLAN

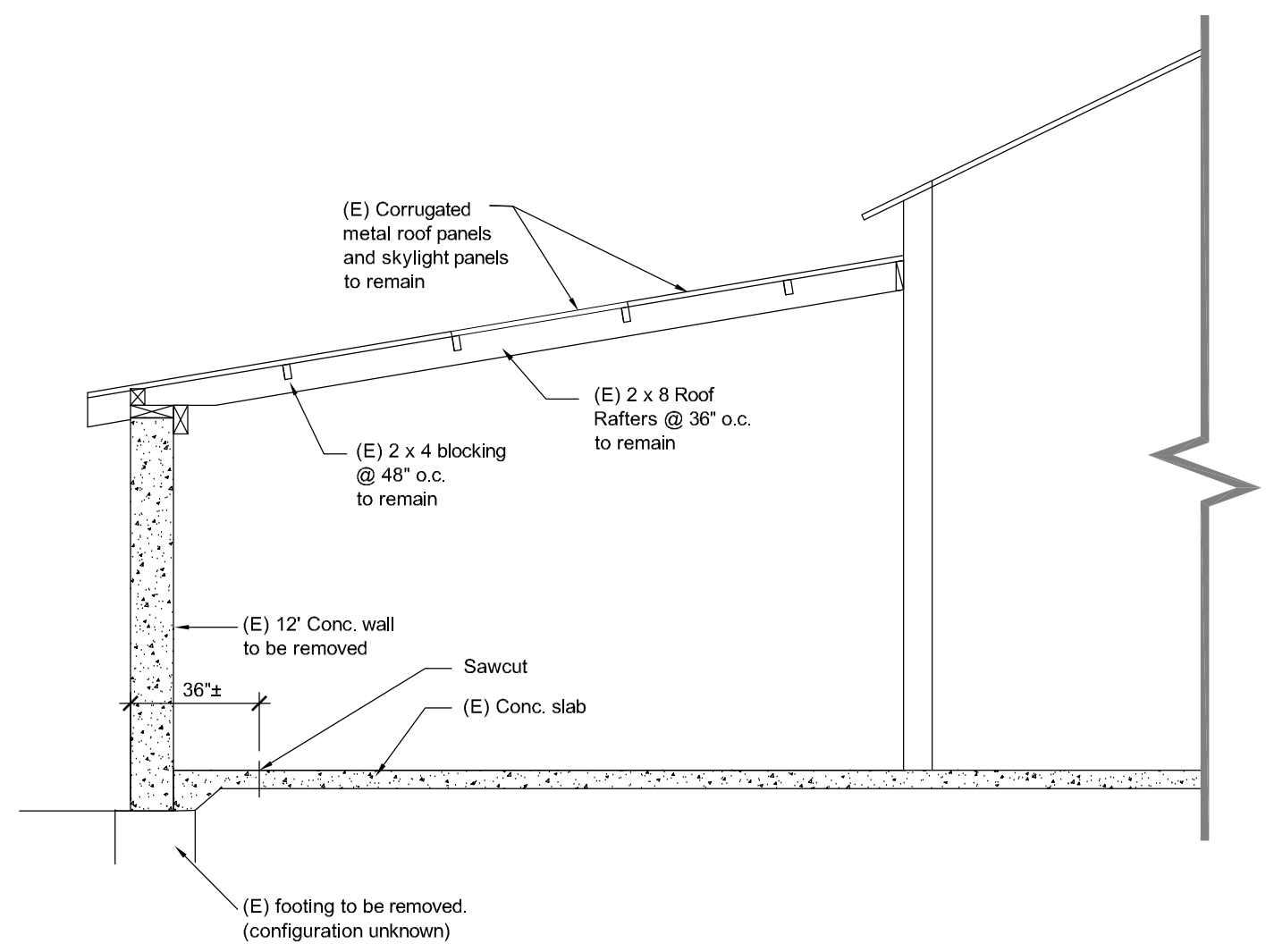
SCALE : 1/4" = 1' - 0"

EXISTING/DEMOLITION KEYNOTES

1. EXISTING CONCRETE WALL (SHOWN HATCHED) TO BE REMOVED.
2. EXISTING WOOD WINDOW AND SUPPORTING FRAMES TO BE REMOVED.
3. EXISTING ELECTRICAL METERS TO BE REINSTALLED IN NEW ENCLOSURE IN COMPLIANCE WITH PG&E AND NEC REQUIREMENTS.
4. EXISTING ENTRY DOOR AND FRAMING (SHOWN DASHED) TO BE REMOVED. PROTECT (E) DOOR AND DELIVER TO OWNER.
5. EXISTING DOOR AND ADJACENT NON-BEARING WALL FRAMING (SHOWN DASHED) TO BE REMOVED.
6. SAWCUT AND REMOVE PORTION OF EXISTING SLAB AS REQUIRED TO TIE INTO NEW WALL FOOTING PER STRUCTURAL.
7. DETERMINE SUPPORT FOR EXISTING BEAM, STRAP, SHORE, AND BRACE AS REQUIRED.
8. EXISTING CONCRETE PLATFORM TO REMAIN.
9. EXISTING DOOR & THRESHOLD TO BE REMOVED. REVERSE DOOR SWING AS DESCRIBE ON SHEET A2.2.

DEMOLITION GENERAL NOTES

1. PERFORM DEMOLITION IN A MANNER TO PROTECT NEIGHBORING STRUCTURES AND ITEMS DESIGNATED TO REMAIN.
2. DISPOSE OF DEMOLITION DEBRIS OFF SITE IN A MANNER ACCEPTABLE TO THE COUNTY OF SAN LUIS OBISPO.
3. IMMEDIATELY CLEAN UP ANY DIRT, MUD, OR OTHER DEBRIS THAT FALLS ON THE PUBLIC STREETS DURING DEMOLITION AND HAUL AWAY.
4. FOR ANY DEMOLITION OPERATIONS THAT REQUIRE DIGGING MORE THAN 12" BELOW EXISTING GRADE, CONTACT UNDERGROUND SERVICE ALERT 48 HOURS IN ADVANCE.
5. PROVIDE SHORING AND BRACING TO SUPPORT EXISTING ROOF FRAMING AND ROOFING FOR THE DURATION OF DEMOLITION AND NEW WALL CONSTRUCTION.



EXISTING WALL SECTION

1/4" = 1' - 0"

PROJECT

CREAMERY BUILDING

WALL REPLACEMENT

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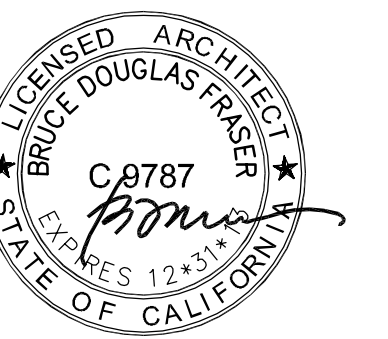
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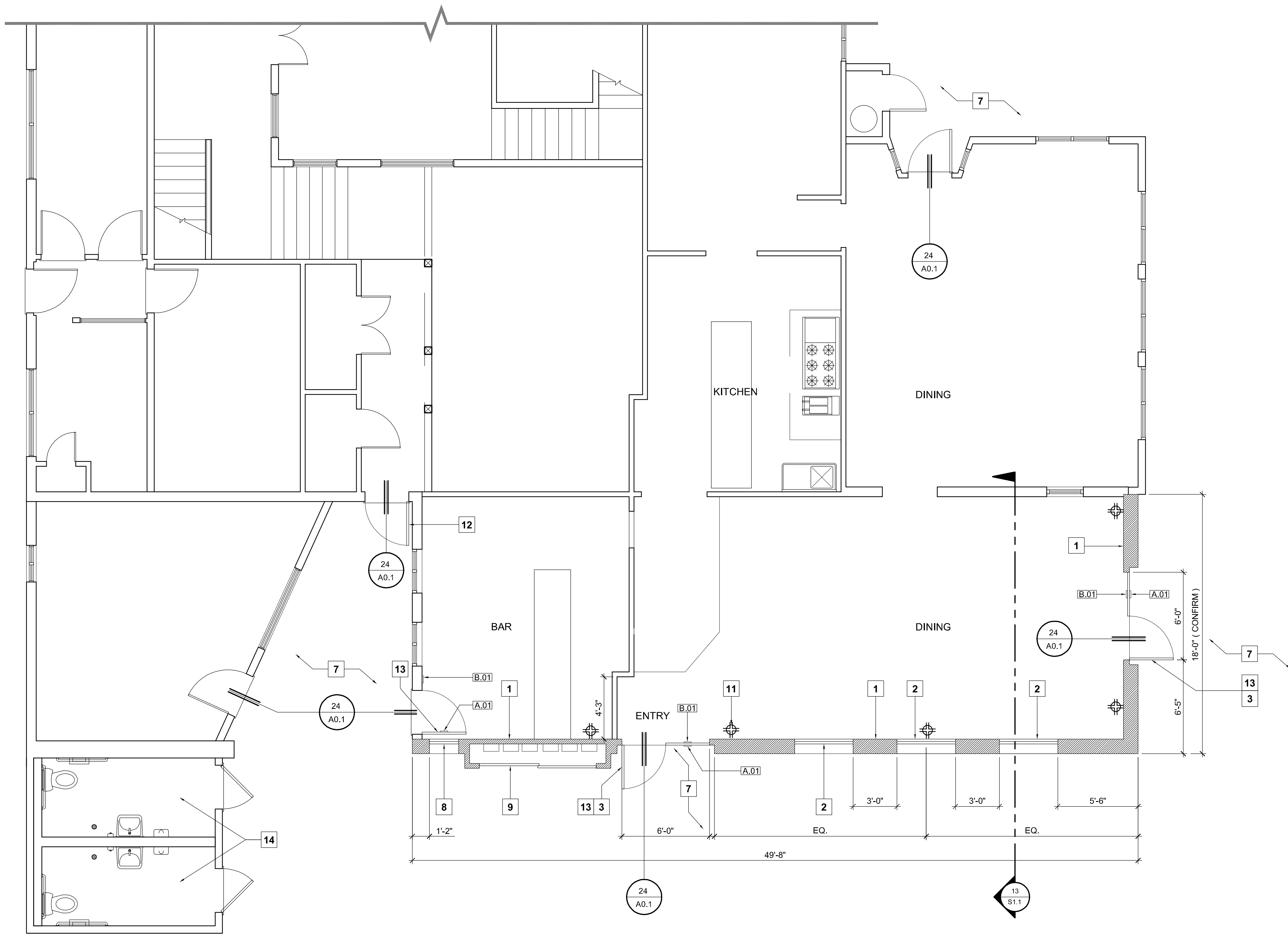
SHEET TITLE

DEMOLITION FLOOR PLAN & ELEVATIONS

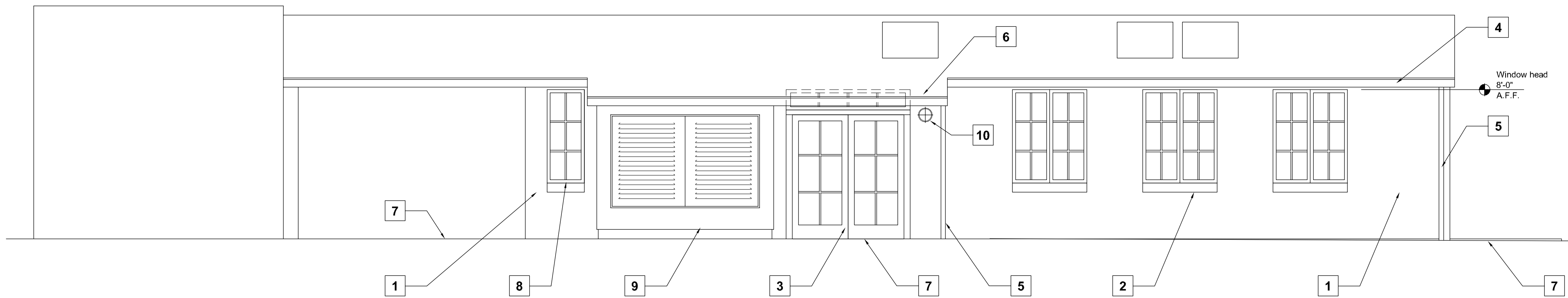
SHEET #

A2.1

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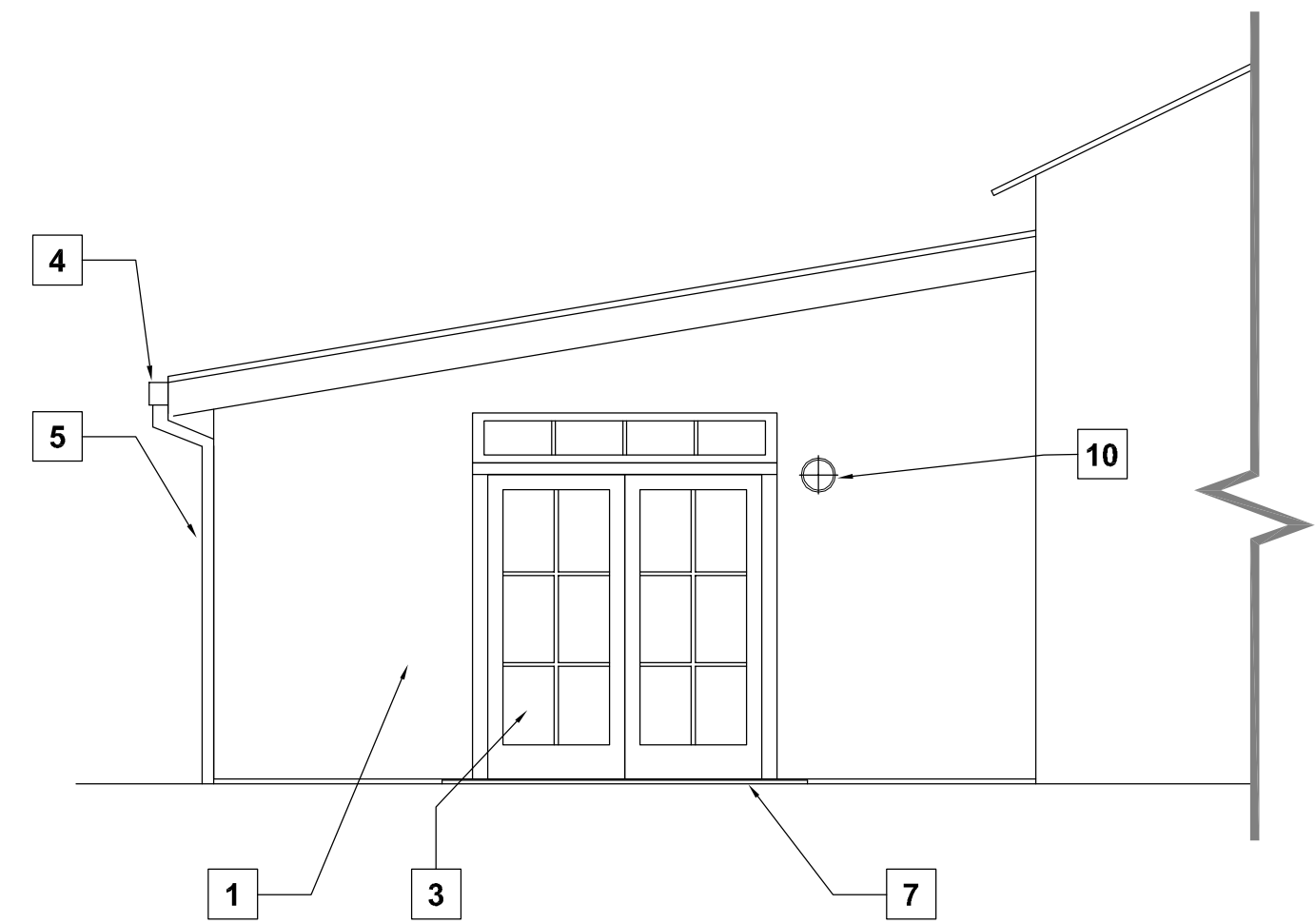


 **NEW FLOOR PLAN**
SCALE : 1/4" = 1'- 0"



SOUTH

NEW ELEVATIONS
SCALE : 1/4" = 1'- 0"



EAST

KENOTES

1. NEW WOOD FRAMED WALL, PLASTER EXTERIOR, GYPSUM BOARD INTERIOR,(SHOWN SHADED)
2. NEW 4050 DOUBLE CASEMENT WOOD WINDOW, ANDERSON MODEL C25, DUAL PANE WITH PERMANENT INTERIOR AND EXTERIOR GRILLE AS SHOWN 7/8" WIDE.
3. NEW 6080 ENTRY DOOR SET WITH TRANSOM, ANDERSON COMMERCIAL ENTRY DOOR SERIES, DUAL TEMPERED PANE WITH PERMANENT INTERIOR AND EXTERIOR GRILLE AS SHOWN 7/8" WIDE.
4. NEW GUTTER; GALVANIZED STEEL, UNPAINTED.
5. NEW DOWNSPOUT; GALVANIZED STEEL, UNPAINTED.
6. EXTENDED ROOF AT ENTRY.
7. SEE SITE PLAN SHEET A1.1 FOR SITE IMPROVEMENTS AROUND ENTRY DOORS.
8. NEW 2050 CASEMENT WOOD WINDOW, ANDERSON MODEL C15, DUAL PANE WITH PERMANENT INTERIOR AND EXTERIOR GRILLE AS SHOWN 7/8" WIDE.
9. NEW METAL CLAD, FRAMED ENCLOSURE FOR EXISTING ELECTRIC METERS, WITH 8050 BY-PASS DOORS.
10. LOCATION OF NEW EXTERIOR LIGHT FIXTURE, TO BE CIRCUITED WITH FUTURE TENANT IMPROVEMENT.
11. LOCATION OF NEW QUADRUPLUX OUTLET AT 12", TYP. STUBBED TO ROOF FRAMING FOR CIRCUITING WITH FUTURE TENANT IMPROVEMENT.
12. (DOOR NOT IN SCOPE UNDER THIS PERMIT, FUTURE WORK DESCRIBED IN ORDER TO VERIFY CONFORMANCE WITH NEW LANDING) REVERSE/FLIP DOOR SWING TO PROVIDE STRIKE CLEARANCE IN PRIMARY DIRECTION OF TRAVEL. NO LATCH OR CLOSER PERMITTED ON THIS DOOR DUE TO NON-CONFORMING STRIKE CLEARANCE IN SECONDARY DIRECTION OF TRAVEL .
13. ALL ACCESSIBLE ENTRANCE / EXIT / INTERIOR DOORS SHALL BE ACCESSIBLE AS FOLLOWS:
 - 13.1. PROVIDE A MINIMUM 32" CLEAR OPENING WHEN DOOR IS IN A FULLY OPEN POSITION (DOOR 90° TO OPENING).
 - 13.2. THE UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
 - 13.3. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
 - 13.4. HARDWARE AT DOORS ACCESSIBLE TO THE PHYSICALLY DISABLED SHALL BE CENTERED BETWEEN 30 AND 44 INCHES ABOVE THE FINISHED FLOOR OR LANDING, AND SHALL BE OPERABLE WITHOUT THE REQUIREMENT TO GRASP THE OPERATING HARDWARE.
 - 13.5. EXTERIOR AND INTERIOR DOOR THRESHOLDS ALONG AN ACCESSIBLE PATH OF TRAVEL SHALL BE NO MORE THAN 1/2" ABOVE ADJACENT FLOOR LEVELS, WITH NO SINGLE VERTICAL FACE EXCEEDING 1/4" AND SLOPING AT A MINIMUM OF 2 HORIZONTAL TO 1 VERTICAL BETWEEN 1/4" INCH AND 1/2" RISE.
 - 13.6. INTERIOR AND EXTERIOR DOORS SHALL OPEN WITH A MAXIMUM EFFORT OF 5 POUNDS OF PRESSURE.
 - 13.7. THE BOTTOM 10 INCHES OF ALL ACCESSIBLE DOORS SHALL HAVE A SMOOTH, UN-INTERRUPTED KICK PLATE.
14. EXISTING RESTROOMS ARE IN CONFORMANCE WITH CURRENT ACCESSIBILITY GUIDELINES.

PROJECT

CREAMERY BUILDING

WALL REPLACEMENT

HARMONY, CALIFORNIA

CLIENT JOB #

ARCHITECT JOB #

0411

**FRASER
SEIPLE
ARCHITECTS**

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PROJECT MANAGER

BDF

DRAWN BY

JCP

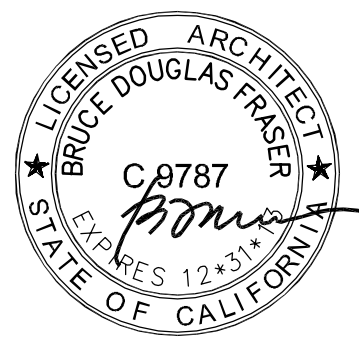
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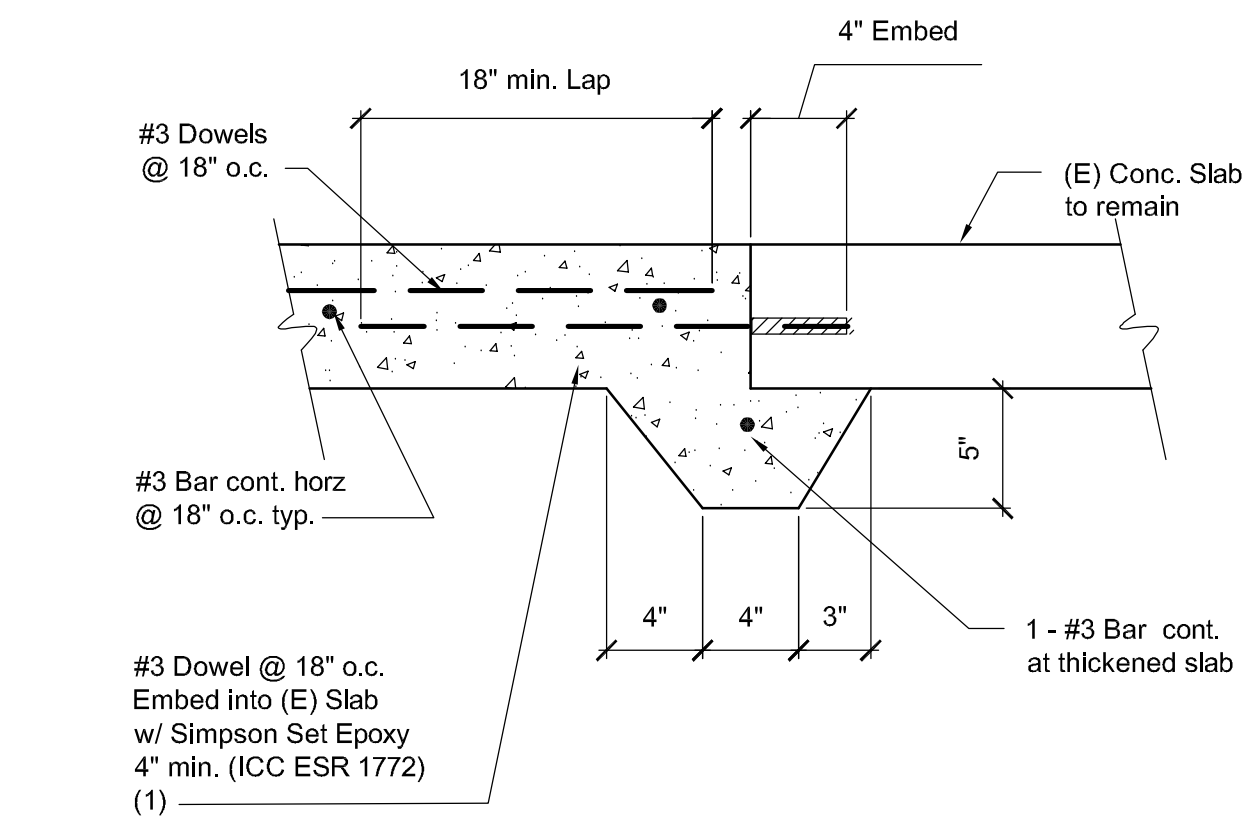
SHEET TITLE

**NEW FLOOR PLAN
& ELEVATIONS**

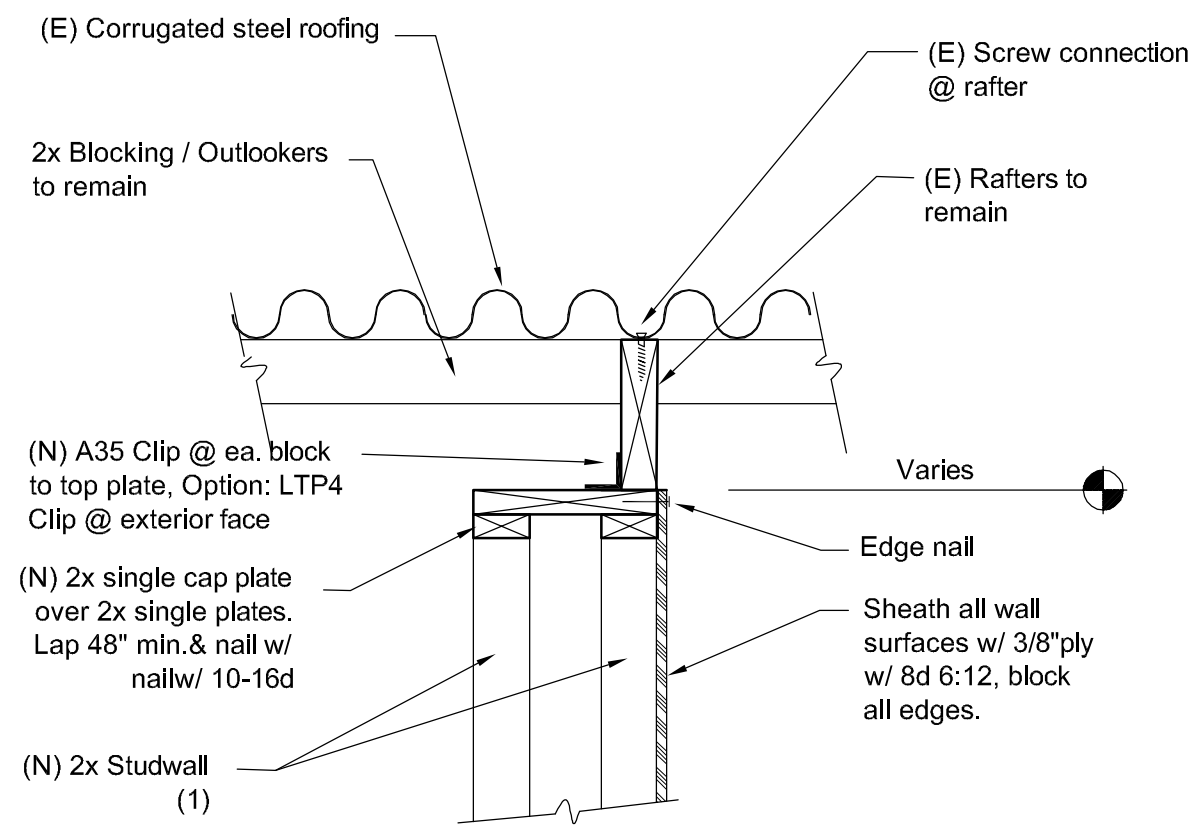
SHEET #

A2.2

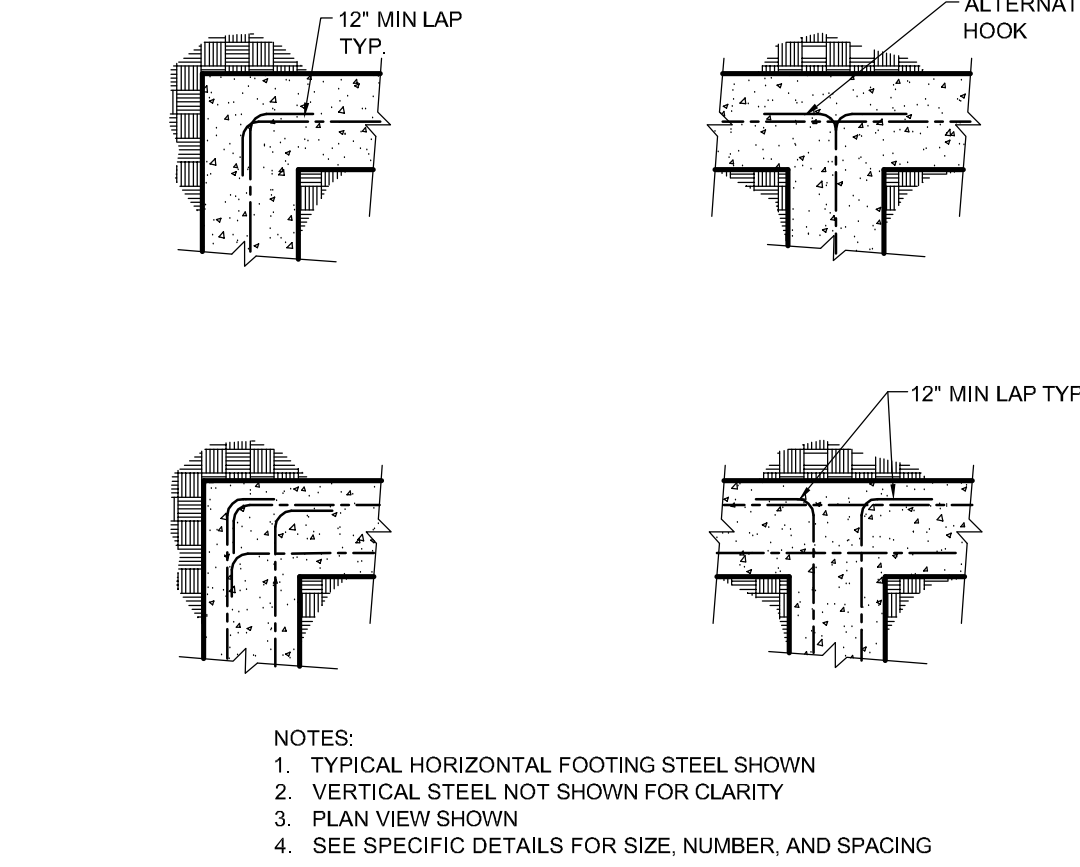
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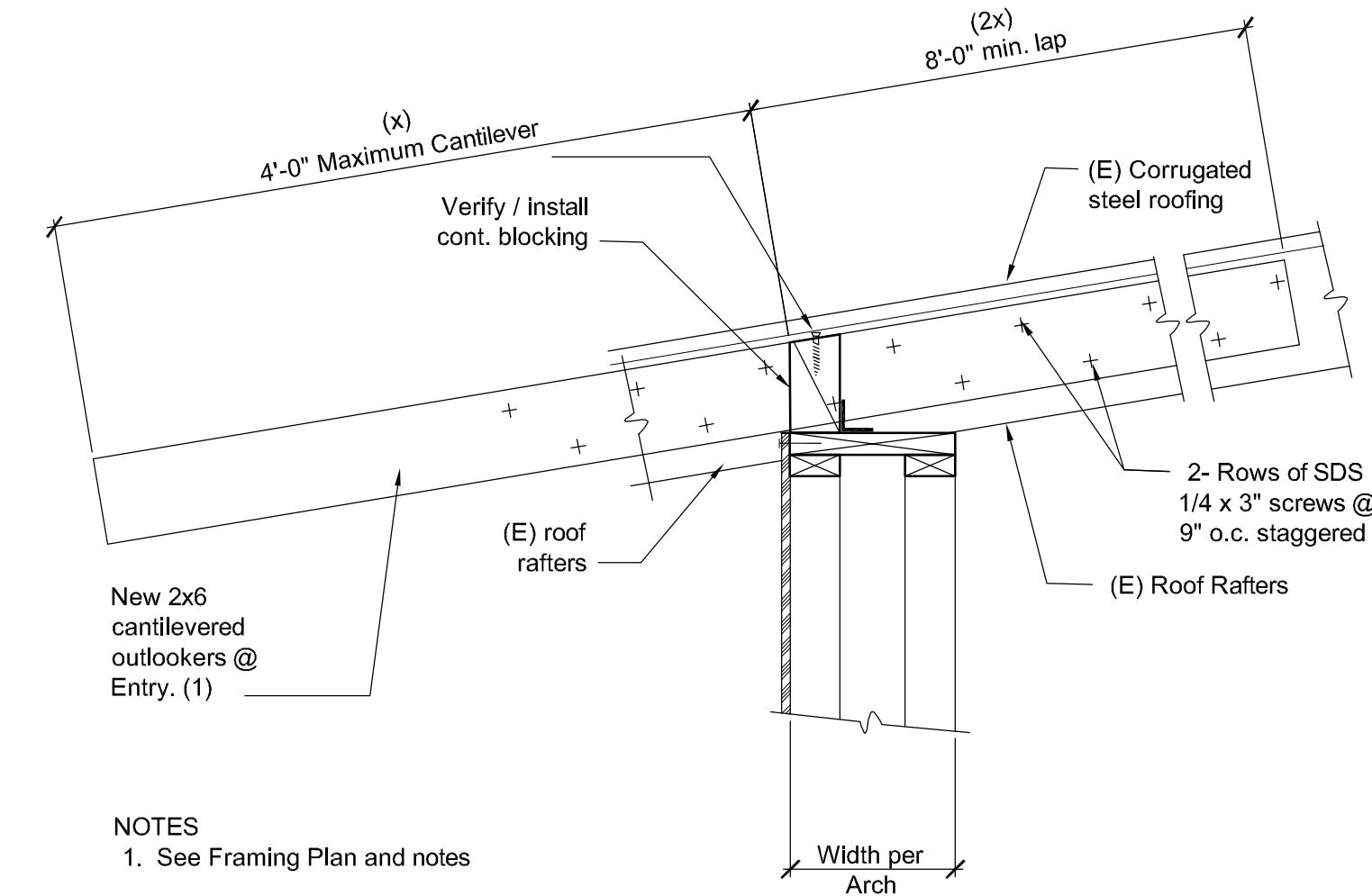
41 (N) SLAB @ (E) SLAB DETAIL
1-1/2" = 1'-0"



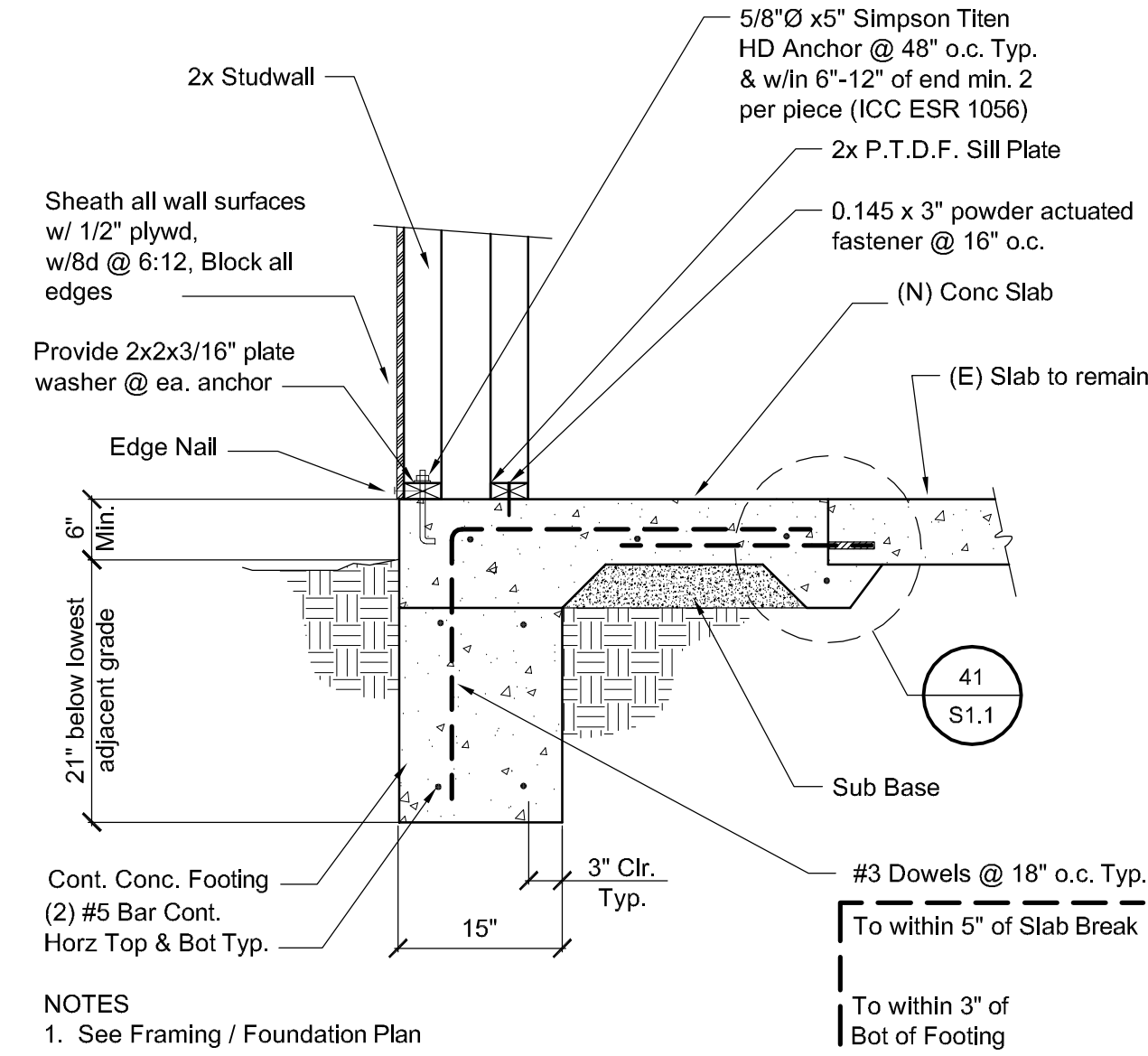
31 EAVE DETAIL
1" = 1'-0"



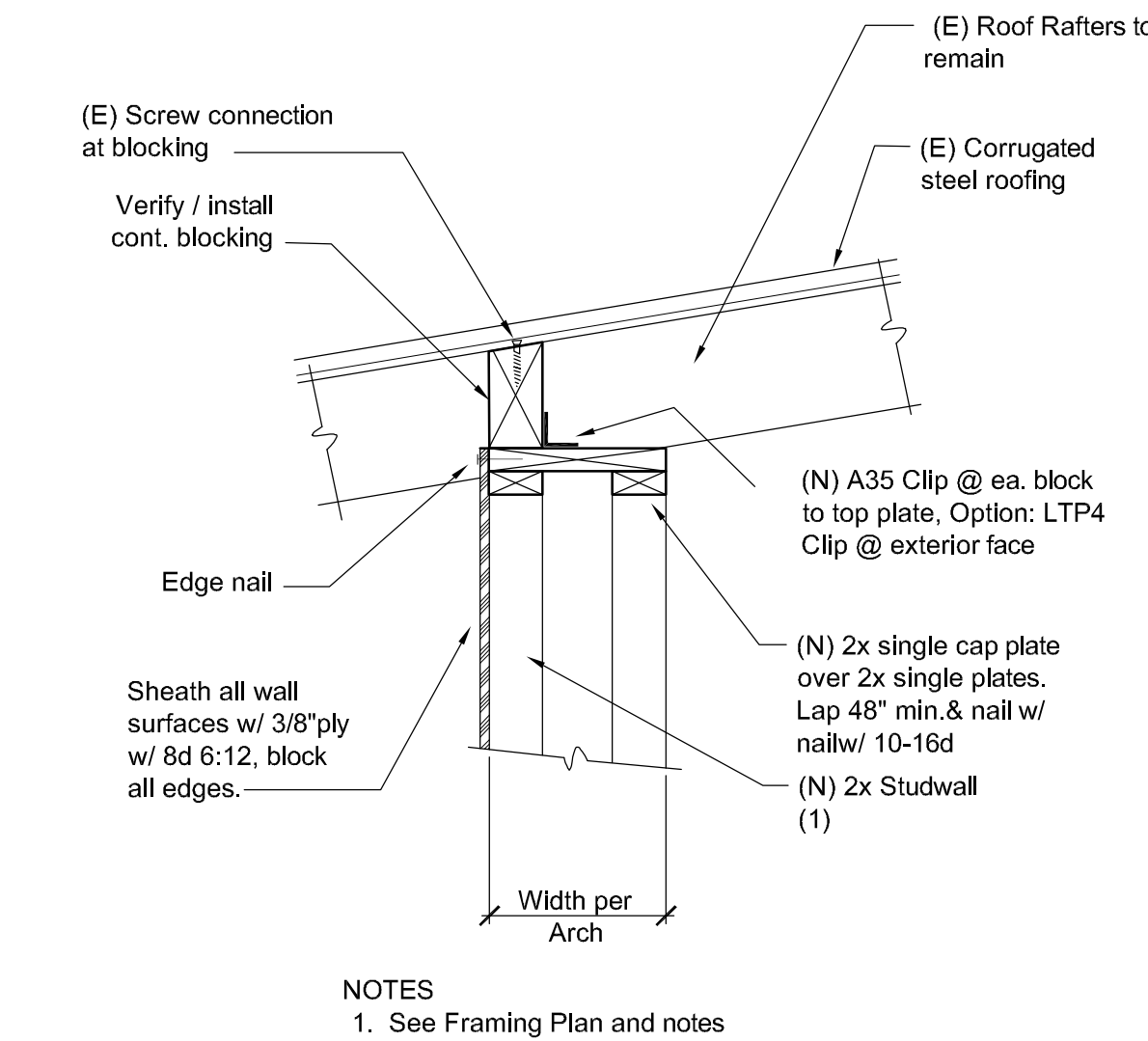
21 TYP. CONCRETE CORNER
1/2" = 1'-0"



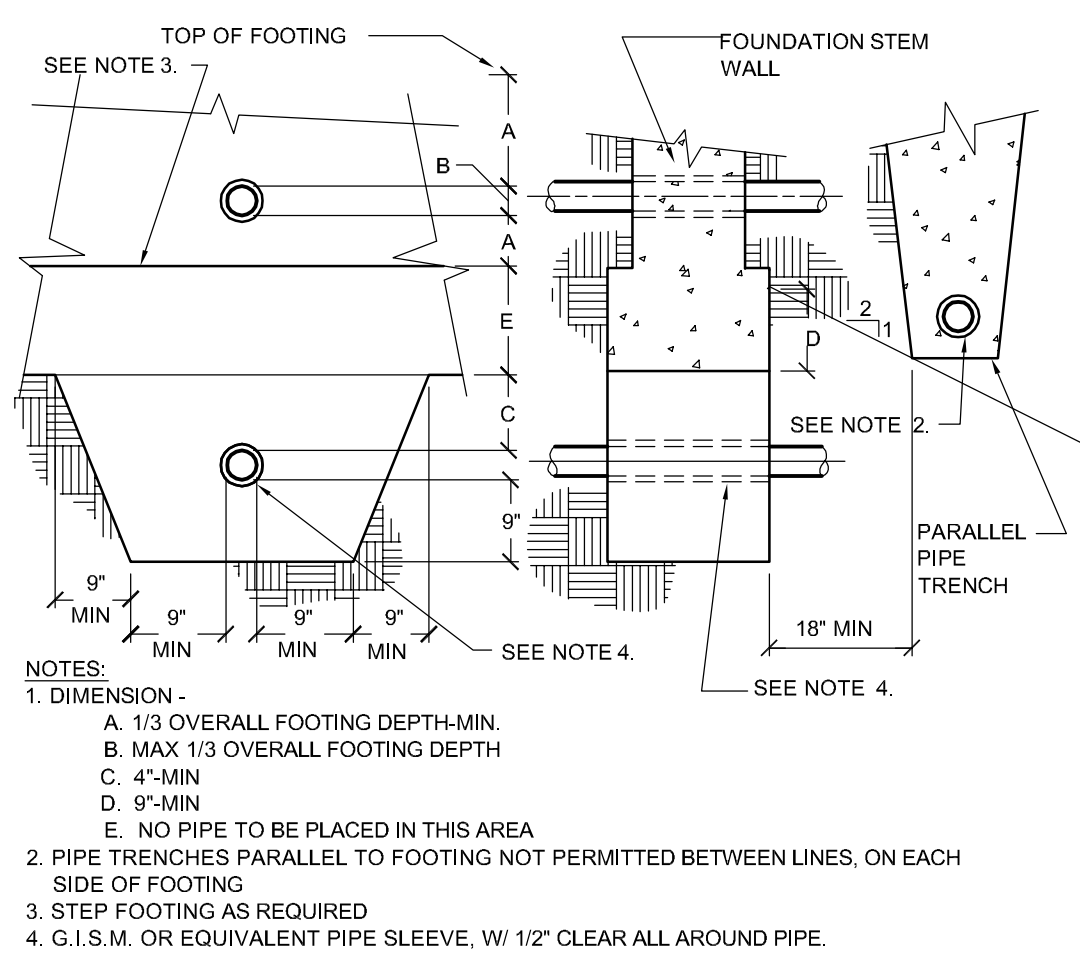
11 CANTILEVERED OUTLOOKERS @ ENTRY
1" = 1'-0"



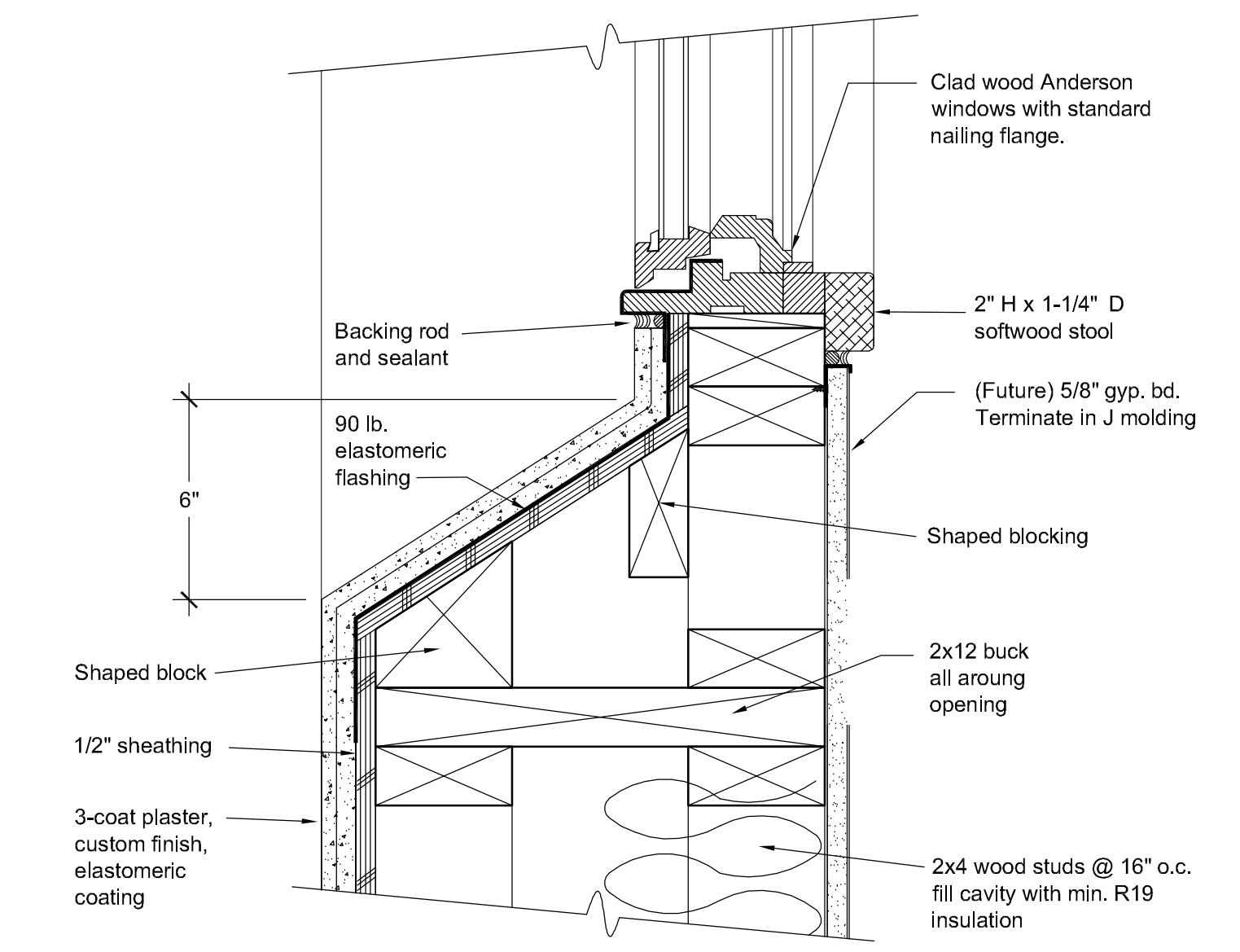
42 (N) CONCRETE FOOTING
3/4" = 1'-0"



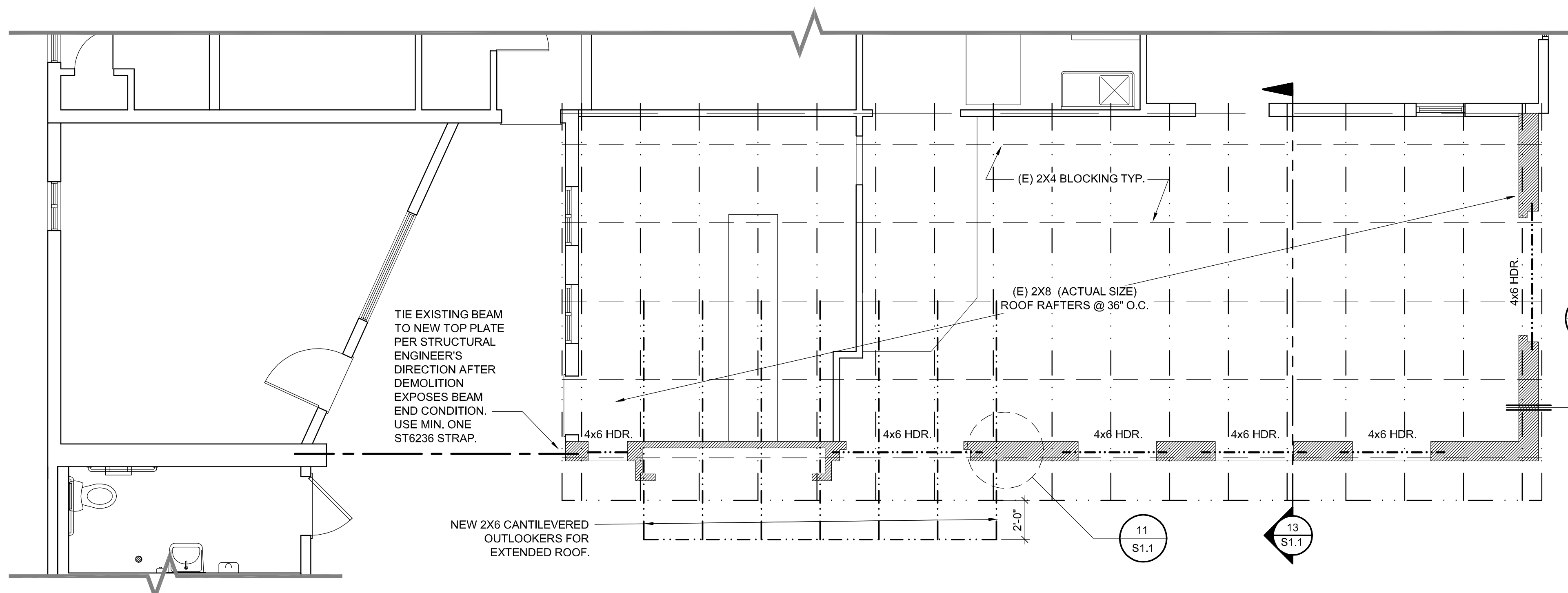
32 EAVE CONNECTION DETAIL
1" = 1'-0"



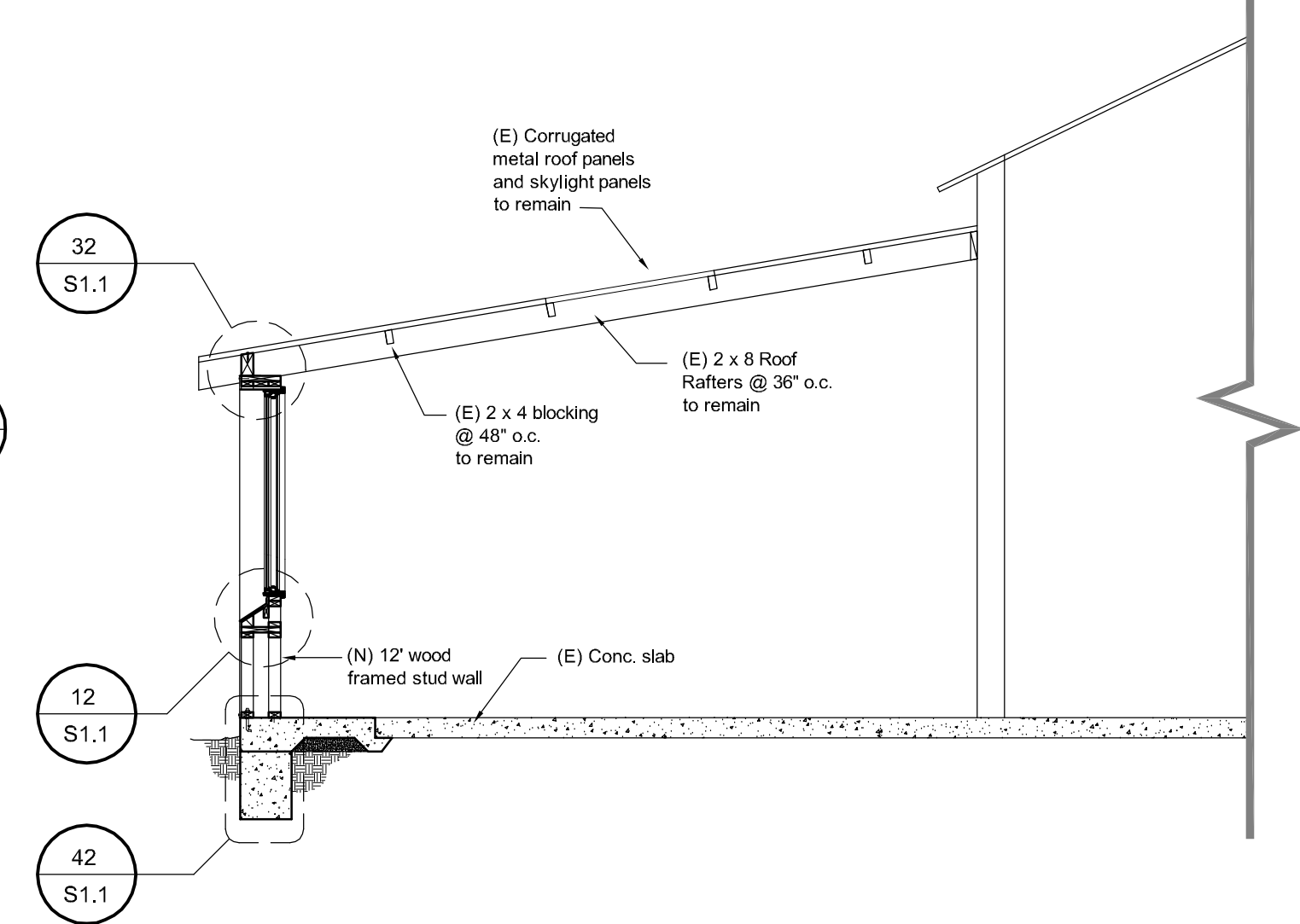
22 PIPE SLEEVE
NTS



12 WINDOW DETAIL
3" = 1'-0"



ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"



13 NEW WALL SECTION
1/4" = 1'-0"

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WALL REPLACEMENT

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LICENSED ARCHITECT
BRUCE DOUGLAS FRASER
C9787
EXPIRES 12/31/2015
STATE OF CALIFORNIA

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SHEET TITLE
STRUCTURAL PLANS & DETAILS

SHEET #
S1.1